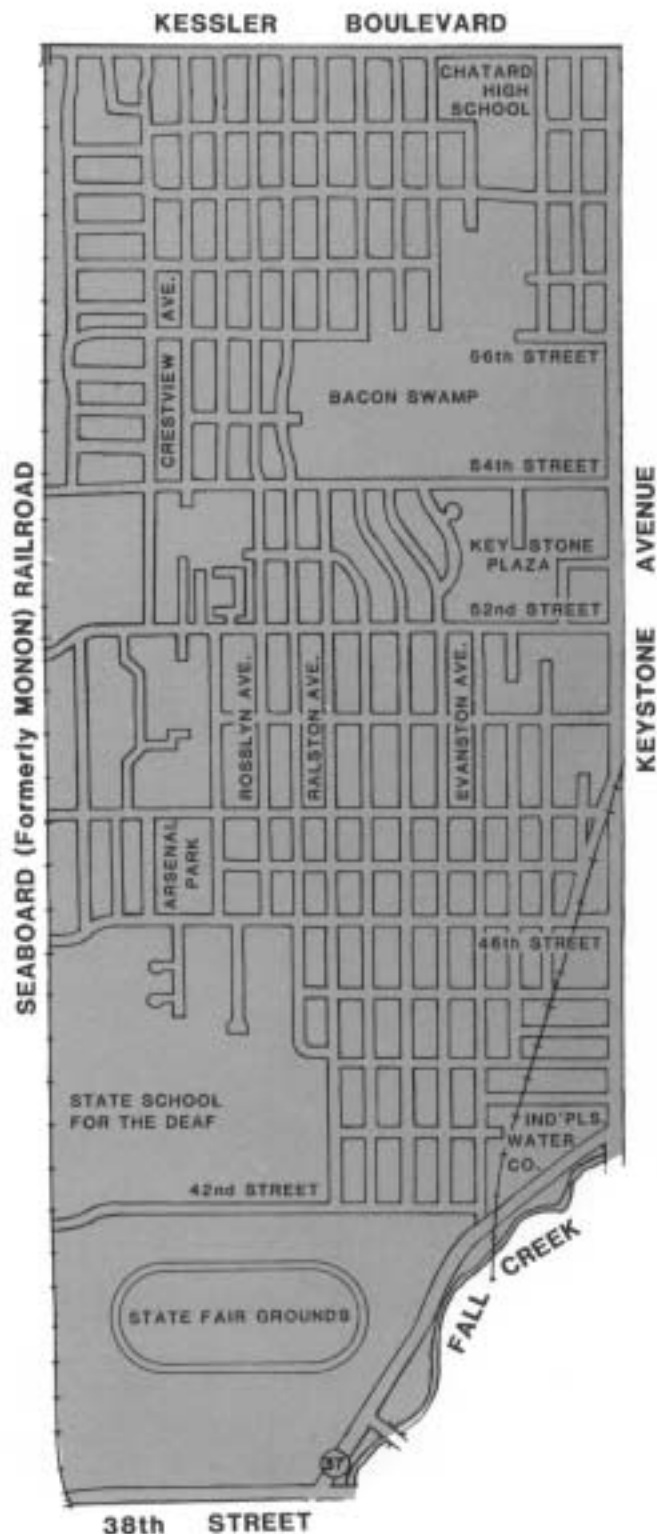


# KEYSTONE. KESSLER



## NEIGHBORHOOD PLAN



November, 1985

# **KEYSTONE. KESSLER**

## **NEIGHBORHOOD PLAN**

**UPP 701  
NEIGHBORHOOD PLANNING**

**Prepared by:**

**DEPARTMENT OF METROPOLITAN DEVELOPMENT  
DIVISION OF PLANNING**

**Indianapolis-Marion County, Indiana**

**November, 1985**

**The preparation of this report was financed in part by a  
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KEYSTONE-KESSLER NEIGHBORHOOD PLAN

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# Keystone-Kessler Neighborhood Plan

## EXECUTIVE SUMMARY

The Keystone-Kessler Neighborhood Plan is a detailed analysis and plan for the area bounded by Kessler Boulevard on the north, Keystone Avenue on the east, Fall Creek Parkway and 38th Street on the south, and the Seaboard Railroad on the west. The plan represents a cooperative effort between the Division of Planning staff, representatives of the Keystone-Kessler neighborhood and its businesses, and persons from various special interest groups. These groups worked together to develop a strategy for future growth and development of the neighborhood.

### I. USE OF THE PLAN

The Keystone-Kessler Neighborhood Plan will provide a basis for both public and private investment decisions. The plan will serve as a primary basis in preparing staff comments in rezoning and variance cases and for making decisions about capital improvements. The plan will also be used to guide the allocation of community development and/or other funds earmarked for the area.

Although the plan serves as a guide, actual implementation will depend on joint public/private action and in some instances private action alone.

The implementation strategies outlined in the plan stress a continued long-term commitment to the neighborhood. In addition, the plan does not merely outline what the City will be doing to aid the Keystone-Kessler neighborhood, but what all involved groups will need to do together in order to implement the plan. Long-term commitment and effort from businesses, neighborhood residents and private sector interests, as well as the City, are essential.

### II. SCOPE OF PLAN

The Keystone-Kessler Neighborhood Plan analyzes the key components of the area and their interrelationships. Housing, transportation and public safety, among other components, contribute to the functionality and visibility of the neighborhood. In order to properly plan for the future of the neighborhood, the interaction of all major elements of the neighborhood must be taken into consideration.

Five questions were used to define the scope of the plan. These questions relate to the past, present and future of the neighborhood:

1. How did the neighborhood develop and change?
2. What is the current physical status of the neighborhood?
3. What are the neighborhood's assets and liabilities?
4. What are the goals for the future of the neighborhood?
5. What actions can be taken to attain these goals?

These questions provided the framework for the plan's research and recommendations.

### III. ASPECTS OF PLAN

The study is divided into:

#### 1. RESEARCH AND ANALYSIS -

This section forms the basis for the recommendations of the plan.

-- Provided information on:

- \* History and development of the neighborhood
- \* Existing Conditions
- \* Assets and Liabilities

-- Outlines:

- \* Goals and Objectives

#### 2. PLAN RECOMMENDATIONS -

This section develops tools to guide neighborhood development.

-- Utilizes a set of overall neighborhood recommendations to develop:

- \* Land Use Plan
- \* Zoning Plan

#### 3. ACTION/PLAN IMPLEMENTATION -

This section outlines plan implementation by category, need and priority.

### IV. MAJOR PLAN RECOMMENDATIONS

The following segments of the plan outline major neighborhood recommendations:

#### 1. Statement of Goals and Objectives

Goals are:

##### A. Commercial

##### Goal A

To increase the economic vitality of commercial areas by working to provide adequate incentives and guides for the maintenance and improvement of commercial establishments. These incentives would assist as a basis for capital investment by both the public and private sectors.

##### Goal B

To work towards providing more establishments oriented to neighborhood needs in those commercial areas which traditionally have served the role.

B. Residential

Goal:

To maintain and enhance the housing stock in the neighborhood, preventing further deterioration through conservation and rehabilitation activities.

C. Transportation

Goal:

Provide a coherent pedestrian and vehicular transportation system which services the entire neighborhood.

D. Public Safety

Goal:

To develop a safe, secure neighborhood which fosters the growth and development of all components of the neighborhood.

E. Appearance

Goal:

To increase the level of involvement of businesses and neighborhood residents in enhancing the physical aspects of their neighborhood.

F. Parks and Recreations

Goal:

To better integrate parks and public facilities into the overall neighborhood by upgrading existing park facilities and increasing accessibility of public/semi-public recreation areas for neighborhood residents.

G. Public/Institutional (Schools)

Goal A

To maintain the level of education, both in public and private schools, by stressing parent participation in educational programs.

Goal B

To provide year-round youth involvement by developing programs and providing open facilities, for summer education and recreation.

Goal C

To secure a new use for School #91 which the neighborhood can agree to, and benefit from. Short-term maintenance of building and long-term reuse should be pursued.



#### H. Industrial

Goal:

To enhance the quality of acceptable light industrial uses which will not conflict with residential or commercial aspects of the neighborhood.

#### I. Zoning

Goal:

To provide a coherent development of the area which stresses proper zoning classifications to both assist commercial growth, yet protect and maintain residential aspects of the neighborhood.

### 2. Specific Recommendations/Actions

#### A. NEIGHBORHOOD (General)

- Strongly support and encourage the formation of two neighborhood groups in the area, which would function in tandem on issues of common interest, yet would deal with the unique issues of each portion of the total area.

Suggested areas of incorporation:

1. Area bounded by the Monon, Kessler, Keystone and 52nd Street
  2. Area bounded by the Monon, 52nd Street, Keystone/Fall Creek, and 38th Street
- Make better use of CD funds in the CD-eligible target area of the neighborhood (south of 52nd Street, Map 13). Work to earmark recommendations set forth in this plan.

#### B. LAND USE PLAN

The land use plan for the Keystone-Kessler Plan is designed as a detailed update of the Comprehensive Plan for Marion County as it addresses this neighborhood. The land use plan updates the Comprehensive Plan and recommends some variations from it which address specific neighborhood-level concerns.

The following major objectives are addressed by the plan:

1. Enhancement and unification of commercial uses along Keystone Avenue, and the removal of inappropriate residential and industrial uses.
2. Long-term removal of medium and heavy-industrial uses along the former Monon railroad. The areas would then be proposed for multi-family residential development much more in keeping with the surrounding area.

3. Development of the vacant area of "Bacon Swamp" for multi-family residential use. This use would provide new residential development for the neighborhood. Care should be taken to insure the natural amenities of the area are not totally eradicated by this use, however.
4. Strengthening and delineating the commercial aspects of East 46th Street, stressing a strong "boundary" for commercial uses from surrounding residential uses.
5. Strengthening the light industrial uses in the "triangle" bounded by the Norfolk and Southern railroad, the alley north of 45th Street, Keystone Avenue and Clay Street. Removal of residential uses, as well as some commercial uses, would be proposed.
6. A general land use policy provides stronger boundaries between commercial and residential, as well as commercial and industrial uses. The plan takes into account the current mixed-use of the neighborhood and attempts to provide a better interaction, yet strong delineation of each use.

C. ZONING PLAN

The plan blends development objectives, land use plan, and zoning into three interrelated segments of the overall neighborhood plan scheme. The following are general recommendations for zoning changes, based upon proposed land use and development, and upon the desire to eliminate present conflicts. The zoning plan is designed to accomplish the following:

Goal: Match land use decisions with appropriate zoning classifications.

1. Properly zone various properties whose use, although appropriate, is not matched by an accompanying appropriate zoning classification.
2. Downzone commercial uses to a lower classification to better support the most appropriate range of uses.
3. Work to remove (long-term) inappropriate industrial uses along the former Monon Railroad.
4. Upzone specific areas where current zoning is outdated and inappropriate for the area.

## PURPOSE

The Keystone-Kessler Neighborhood encompasses an area bounded by Kessler Boulevard on the north, Keystone Avenue on the east, 38th Street and Fall Creek Parkway on the south and the former Monon Railroad on the west. The neighborhood exhibits the problems, and potentials, of a mid-city neighborhood that has undergone rapid developmental and sociological change since WWII.

Neighborhood planning is done to encourage the maintenance and enhancement of a particular neighborhood. Physical deterioration of structures and public improvements, social and economic change and a lack of neighborhood leadership have created the need for a plan which can assist in developing guidelines for the coordination of resources and definition of neighborhood revitalization and development goals. Through planning, a guide for the future growth of the neighborhood can assist in developing a partnership between the city and neighborhood in accomplishing the recommendations set forth.

Once the plan is officially adopted by the Metropolitan Development Commission it can serve as the guide for implementation of public improvement programs, private investments and neighborhood self-help programs.

An important outcome of the plan hopefully will be the increased level of neighborhood interest and involvement in their area. This interest can result in an organized neighborhood association which can actively pursue the improvements noted in the plans recommendations.

### Neighborhood Planning and the Neighborhood Plan

Neighborhood planning is a catalyst for neighborhood activity, it draws attention to the fact that people and governmental agencies are concerned with the future of the community, and sets the stage for continuing community-government relations.

The Division of Planning has a staff of neighborhood planners assigned to work with the neighborhoods of Indianapolis. These planners bring to the City administration the concerns and perspectives of the neighborhoods; they are responsible for informing residents about public actions under consideration in their neighborhoods; they give information to the residents about how and where to affect those decisions. Planners offer technical assistance to the neighborhoods and can also help to coordinate activities of various public and private agencies within the neighborhood.

The neighborhood planner's prime responsibility is to work with neighborhood residents, organizations and business people in the preparation of neighborhood plans for selected areas.

- 1) A neighborhood plan is a refinement of existing plans (Comprehensive Plan, Thoroughfare Plan) which affect the neighborhood but not a replacement of the countywide concerns reflected in them.
- 2) A neighborhood plan works with the existing neighborhood conditions to maintain the positive and eliminate the negative aspects.

- 3) A neighborhood plan balances the desires of citizens with the feasibility for implementation of those desires.
- 4) A neighborhood plan is a tool to guide future neighborhood improvements. Although the plan itself does not order action, it outlines the necessary steps to bring about implementation.
- 5) A neighborhood plan is based on a schedule of recommendations that will improve the quality of the community.
- 6) A neighborhood plan is a technical document which portrays useful data and information for a neighborhood, planners, city agencies, and other interested individuals.
- 7) A neighborhood plan is the product of a planning process utilizing the assistance of the neighborhood. The process enables professional planners to develop alternative planning strategies based on sound planning concepts for the utilization of land use and the provision of services.

The product of neighborhood planning then is a final report document which reflects the steps required for long-term improvement.

#### THE PROCESS

The staff of the Division of Planning, Department of Metropolitan Development and representatives of the Keystone-Kessler Neighborhood have worked together in preparing this document. The process followed in developing the plan is:

1. Preparation of data inventory
2. Identification of existing conditions, assets, and liabilities
3. Establishment of goals
4. Preparation of Planning recommendations
5. Review and updating of recommendations
6. Final preparation of plan and review by agencies and groups involved
7. Adoption by the Metropolitan Development Commission

#### IMPLEMENTATION

The implementation of recommendations as contained in the plan will require the cooperation of many agencies both public and private. The plan does not necessarily reflect funding capabilities of the City of Indianapolis or other governmental or private agencies and does not imply the projects will be completed within the time frame indicated. The recommendations address the neighborhood's needs and aspirations within the context of the policies and resources of the community as a whole.

The recommendations included in this neighborhood plan will serve as a reference for public agencies in preparation of their capital improvement budgets. Private individuals and businesses will be able to use this plan to evaluate and direct investment in the neighborhood. Likewise, the neighborhood itself will be able to measure and channel proposed improvements.

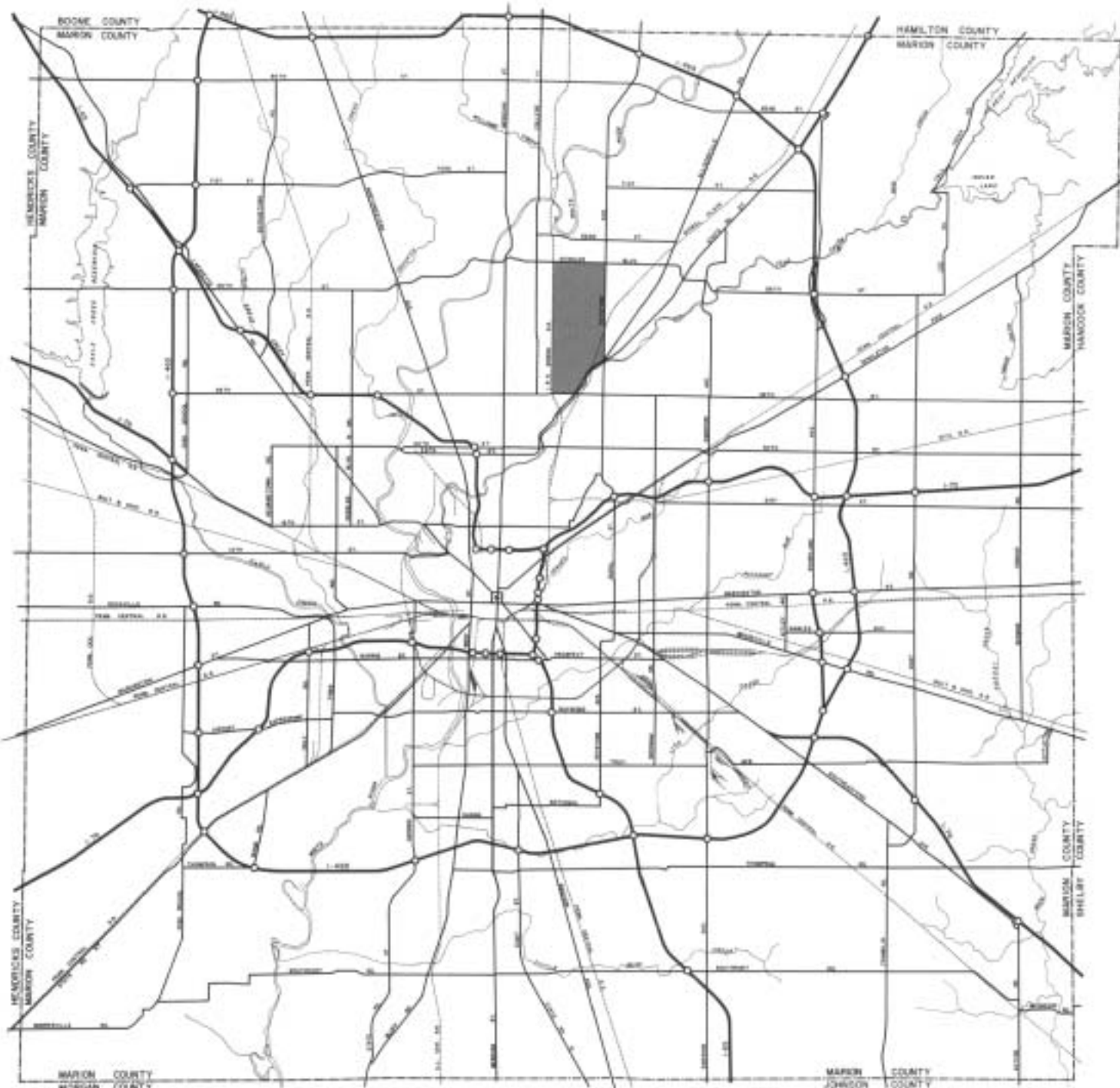
## HISTORICAL SUMMARY OF THE KEYSTONE-KESSLER NEIGHBORHOOD

Located approximately five miles northeast of Monument Circle and east of the former Monon Railroad right-of-way, the Keystone-Kessler Neighborhood draws its name from Kessler Boulevard, the northern boundary of the district; and from Keystone Avenue, a major north-south thoroughfare and commercial corridor which forms the eastern boundary of the district. The Keystone-Kessler Neighborhood is most notable for its proximity to three public works which have figured prominently in the history of Indianapolis: Kessler Boulevard and Fall Creek Drive, both the work of noted landscape architect and planner George Kessler; and the Indiana State Fairgrounds. (See Maps 1 and 2)

Born in 1862 in Frankenhause, Germany, George Kessler emigrated to the United States at the age of three. He returned to Germany at the age of sixteen to study landscape design at Weimar. After obtaining a background in botany, forestry, and design, Kessler returned to the U.S. and settled in Kansas City. Kessler attempted to blend his newly acquired technical abilities with the prevailing American preference for scenic natural forms. The result was a series of widely admired parks and boulevards, including the grounds of the 1904 Louisiana Purchase Exposition in St. Louis.

Kessler was among the first American planners to recognize the importance of the automobile in urban design. He realized that the narrow streets and densely packed residential lots of older streetcar oriented subdivisions were inadequate for either driving or parking. As an alternative, Kessler advocated wide boulevards and broader lots capable of incorporating driveways and garages. The rapid growth of traffic congestion in American cities recommended Kessler's ideas to city officials and developers who hired him for a number of projects around the Midwest. In Indianapolis, his ideas found expression in the sweep of Kessler Boulevard, constructed in the 1920's around what were then the far northern suburbs of Indianapolis, and in the development of Fall Creek Drive. The latter, located above the flood plain on the west bank of Fall Creek, left the creekside to the pedestrian while still allowing the motorist a commanding view of the creek and its surroundings. Lack of funding kept Kessler's plan on paper until the 1930's when the need to provide jobs in Depression ravaged Indianapolis led the federal Works Progress Administration (WPA) to complete Kessler's dream.

Anchoring the southern boundary of Keystone-Kessler is the Indiana State Fairgrounds. Early Indiana State Fairs were held in various locations around the state. Indianapolis, with its central location, was in most cases the only locale where the Fair made a profit. In 1860, it was decided that a permanent site should be acquired in Indianapolis. The State Board of Agriculture acquired thirty acres of land on the City's northside in what is now known as Herron-Morton Place. The Board later bought additional land and built horse and cattle stalls. With the coming of the Civil War in 1861 the fairgrounds were converted into a military base named Camp Morton (in honor of then Governor Oliver P. Morton) and used successively as a rendezvous for Indiana troops, a prison camp for Confederate prisoners, and a U.S. Army hospital. During the war years, fairs continued to be held in Indianapolis but not at the regular fairgrounds. In 1868 the fair returned to Camp Morton where the buildings had been repaired and rebuilt following their wartime use.

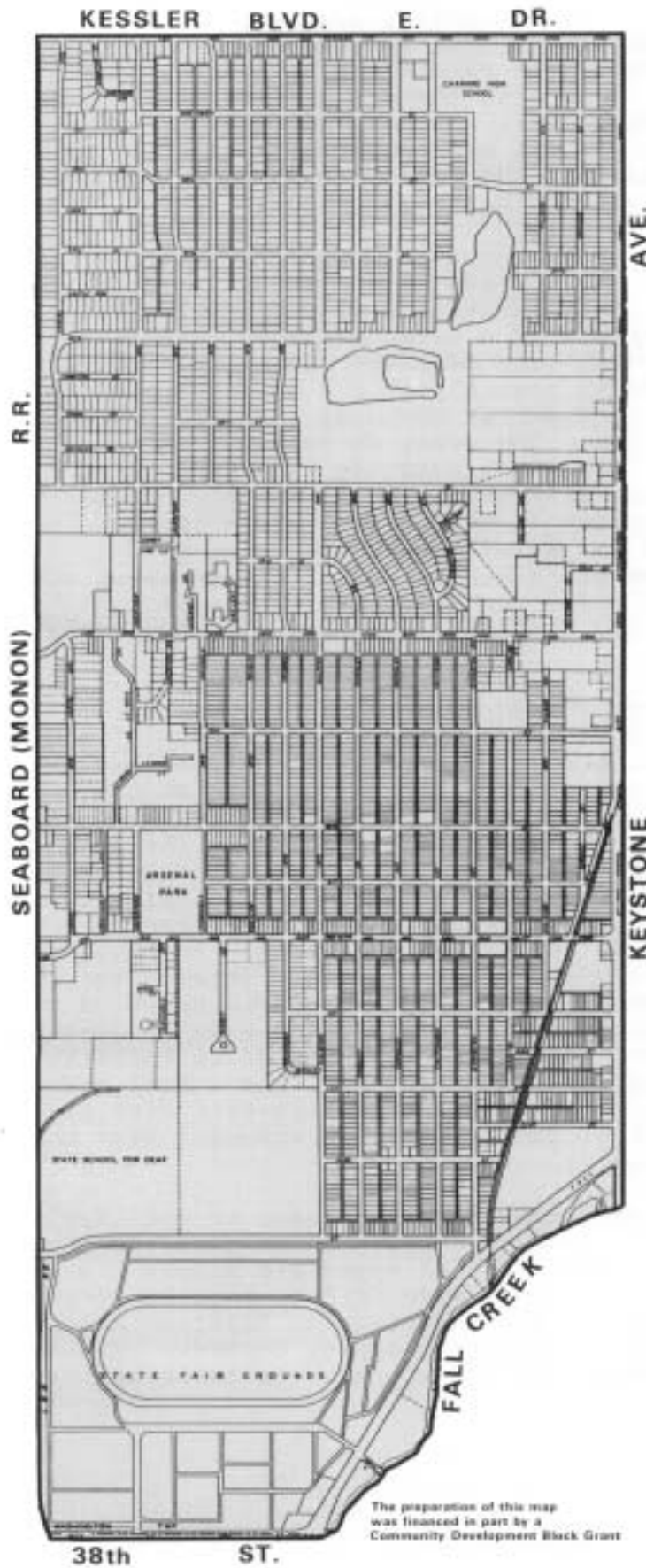


**MAP 1**  
**KEYSTONE / KESSLER**  
**NEIGHBORHOOD PLAN**  
**Location**

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 was financed in part by  
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Department of Metropolitan Development  
 Division of Planning  
 Indianapolis-Marion County, Indiana



# KEYSTONE / KESSLER NEIGHBORHOOD PLAN

MAP 2

NEIGHBORHOOD BOUNDARY

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November, 1985  
Department of Metropolitan Development  
Division of Planning  
Indianapolis Marion County, Indiana



The State Fair continued to be held at this location until 1892 when it was moved to its present location north of, and adjacent to 38th Street. J.F. Alexander and Son, architects of Lafayette, Indiana, and Peoria, Illinois, laid out the grounds and supervised construction of the first 72 buildings, the drives, walks, and a mile race track together with a grandstand. The first coliseum erected at the new grounds was completed in time for the Saengerfest of July 17-19, 1908. The Coliseum had a capacity for 12,000 people. The present coliseum with a seating capacity of 11,879 was built in 1939 as part of the Depression Era Works Progress Administration (WPA) efforts to provide needed employment to the unemployed.

The northern section of the neighborhood contains the last portions of Bacon Swamp. The swamp is actually a large undeveloped marsh area south of Chatard High School which consists of a large geologic sink hole surrounded by peat swamps. The sink hole was first described by white explorers as early as 1815-16 and is probably over a thousand years old. Most of the peat moss has been mined out of the area over the years and the swamp has been partially filled. The swamp at one time extended as far north as Kessler Boulevard. The swamp gets its name from Hiram Bacon's farm. Hiram Bacon was an early abolitionist whose farm was notable in local history as being one of the "stations" on the "Underground Railroad", a secret string of safe houses used by abolitionists to smuggle fugitive black slaves out of the southern slave states north into Canada. Bacon's job was to convey the fugitives on to the Quaker settlement of Westfield, in Hamilton County, which was the next "station" north.

Another major public facility with a long history in the neighborhood is the State School for the Deaf. This institution can trace its origins back to February 13, 1843 when an act was passed by the state legislature levying a tax of two mills on every one hundred dollars for an asylum for the deaf and dumb. The advocates of this act brought William Willard, a teacher in the Ohio Institute for the deaf and dumb here in the same year to open a private school. The first year he instructed sixteen pupils. On January 15, 1844, the state legislature established the institute for the deaf and dumb. The institute first located in a large frame residence on the southeast corner of Maryland and Illinois Streets. In 1846, a new site was selected at the corner of Washington and State Streets and thirty acres of land was purchased. The same year the school was moved to the Kinder block, a three-story brick building on the south side of Washington near Delaware Street. It remained there until the new state building, erected at a cost of \$30,000, was completed in 1850. The school remained at this location until 1907 when it relocated to its current site north of the State Fairgrounds. Its original campus has been expanded over the years as its services have increased.

East of the Deaf School is the major commercial corridor on the city's northeast side - Keystone Avenue. This thoroughfare saw major development in the post-World War II period. Proximity of upper and middle class post-War auto-oriented suburbs on the northside of Indianapolis stimulated the development of several auto related enterprises on Keystone Avenue including car dealerships and early open-air shopping centers. The Avenue is an example of early "strip commercial" development in Indianapolis.



Residentially, Keystone-Kessler did not see significant development until the first World War. Artificial barriers such as the Monon RR right-of-way and the State Fairgrounds kept residential areas from expanding north and east into the district. These barriers to residential development were not overcome until the World War I housing crunch increased interest in the area by developers seeking to address this need. Housing construction stalled with the coming of the Depression in 1929 but resumed at the end of World War II due to the availability of low interest V.A. mortgages. Apartment development began just prior to World War II with the construction of the Marcy Court Apartments in 1939 just south of 46th Street.

Demographically, the area has experienced significant change since the 1950's. Examination of Census tract data for the years 1950, 60, 70, and 80 shows a significant change in the racial character of the area. This demographic change is more pronounced in the southern portion of the district, reflecting the movement of black households into the southern portion of Keystone-Kessler from predominately black neighborhoods located south and west of the district.

## SIGNIFICANT FEATURES/FOCAL POINTS

In looking at the Keystone-Kessler Neighborhood, significant features or structures provide "landmarks" which give the area a unique character. The following features do act as focal points for the neighborhood: (See Map 3)

1. Kessler Boulevard - Acting as a northern boundary of the neighborhood, the wide thoroughfare features fine homes and well-kept yards with tall shade trees. Chatard High School punctuates this thoroughfare.
2. Chatard High School - A large Catholic High School in the far northern portion of the neighborhood, Chatard provides a strong focal point to the Kessler Avenue area, and northern suburban areas.
3. "Bacon Swamp" - The large tract of undeveloped land has a long history both in the area and city itself (see "history"). Currently bordered by residential and commercial uses, the area serves as a natural landmark, and barrier, between residential uses and the Keystone Avenue area.
4. Keystone Avenue - A major north-south arterial and commercial corridor, Keystone Avenue provides a strong eastern boundary to the neighborhood. Its many businesses and heavy commuter traffic makes this the most visible portion of the neighborhood, although only its eastern border.
5. Keystone Plaza - The large shopping plaza anchored by a Target Department Store and Marsh Grocery Store occupies a multi-acre site bounded by Keystone Avenue, 54th Street, 52nd Street and (extended) Evanston Avenue.
6. Rosslau McClellan School #91 - The large public school sits on a half block large site in the east-central portion of the neighborhood and is the largest structure in the surrounding area. Its 1940-era design is typical of public school architecture of the period.
7. Area of Apartment Complexes - 49th to 53rd Streets west of Rosslyn Avenue. A series of recently constructed apartment complexes has created an enclave of well-built multi-family residences, acting as a transition for the residential surroundings.
8. The former Monon Railroad - Historically a major Indiana rail line - the railroad acted as a boundary for eastward growth., Currently, the tracks provide a visual, as well as physical, western boundary to the neighborhood and the Meridian-Kessler neighborhood to the west. The jogs in 42nd, 46th, and 52nd Streets offer evidence of the change in development on both sides of the railroad.
9. Arsenal Park - A large public park bounded by Haverford Avenue, 46th Street, Indianola Avenue and 49th Street provides a large open green space for the southern half of the neighborhood.

10. The Norfolk and Southern Railroad - angling northeastward through the southern portions of the neighborhood, the rail line divides residential areas from industrial and commercial uses, and form a commercial/industrial "triangle" zone with Keystone Avenue and Fall Creek Parkway.
11. The Indiana School for the Deaf - Situated in a campus-like setting in the southwest portion of the neighborhood, the Deaf School features several large buildings, the oldest of which dates to 1907. Its expansive land and long history in the area give it a unique place in the neighborhood's development (see "history").
12. Water Company Station at 42nd Street and Fall Creek Boulevard - The 1930's art-deco design of the Water company and its landscaping provide a long-time visual landmark to the southern border of the neighborhood.
13. The Indiana State Fairgrounds - With its Coliseum Street entrance on 38th Street, this public/semi-public use stretches from the former Monon Railroad on the west to Fall Creek Parkway on the east and from 38th to 42nd Streets. Its large size, and the varied buildings act as a southern anchor for the neighborhood.
14. Fall Creek Parkway and Fall Creek - Providing a southeastern border for the neighborhood, both a major thoroughfare and natural feature serve to define the neighborhood and provide some visual relief.
15. 38th Street - The major east-west arterial for the mid-northside, this thoroughfare acts as a southern boundary to the neighborhood and has been the focus for the recent 38th Corridor Study by the Division of Planning.



## KEYSTONE / KESSLER NEIGHBORHOOD PLAN

### MAP 3

#### SIGNIFICANT FEATURES FOCAL POINTS

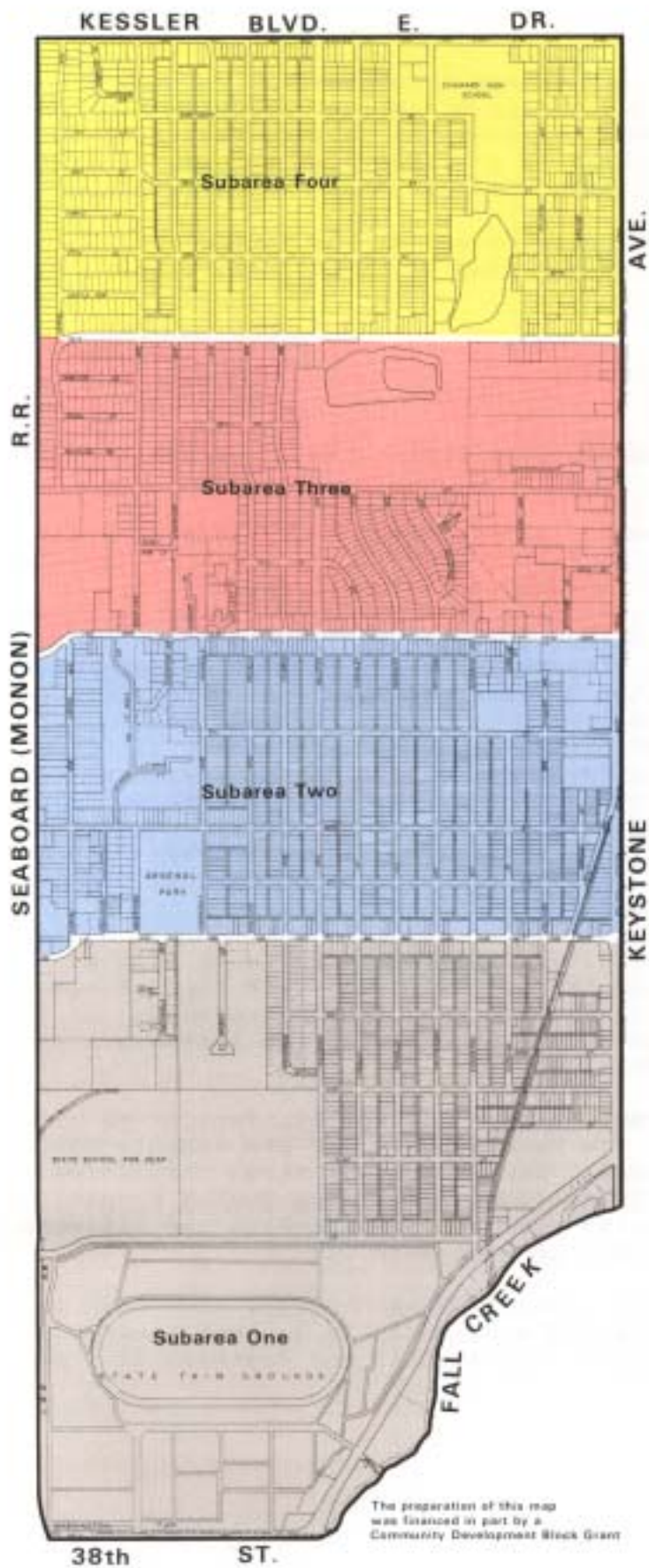
1. Kessler Boulevard E. Dr.
2. Chatard High School
3. "Bacon Swamp"
4. Keystone Ave.
5. Keystone Plaza
6. Former School #91
7. Area Of Apartment Complexes
8. Seaboard (Monon) Railroad
9. Arsenal Park
10. Norfolk & Western Railroad
11. Indiana School For The Deaf
12. Water Company Pumping Station
13. Indiana State Fairgrounds
14. Fall Creek Parkway & Fall Creek
15. 38th Street

- █ Thoroughfares/Major Commercial Routes
- █ Railroads
- █ Major Natural / Open Space Areas
- █ Concentrated Area / Apartments

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November, 1995  
Department of Metropolitan Development  
Division of Planning  
Indianapolis-Marion County, Indiana



# KEYSTONE / KESSLER NEIGHBORHOOD PLAN

MAP 4

NEIGHBORHOOD SUBAREAS

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Division of Planning  
Indianapolis-Marion County, Indiana

Keystone Avenue; 2) Along the former Monon Railroad just west of the 4500 and 4700 blocks of Carvel Avenue; 3) a large area, again along the former Monon Railroad, west of Carvel and Crestwood Avenues between the 5100 and 5400 blocks.

. Open Space and Parks consist of four different types: 1) City Parks; 2. Undeveloped land along Fall Creek; 3) Undeveloped land owned by the State for the Deaf School; 4) Undeveloped open land/vacant lots.

There are two City parks, Arsenal and the small Canterbury parks. A large open area existing north of the State School for the Deaf is owned by the State and used occasionally by both the Deaf School and the State Fairgrounds. The area historically known as "Bacon's Swamp" in the northern portion of the neighborhood contains 86.08 acres consisting of low land, ponds and undeveloped fields. Vacant lots are concentrated in the neighborhood south of 46th Street and appear to be an area where housing has been removed.

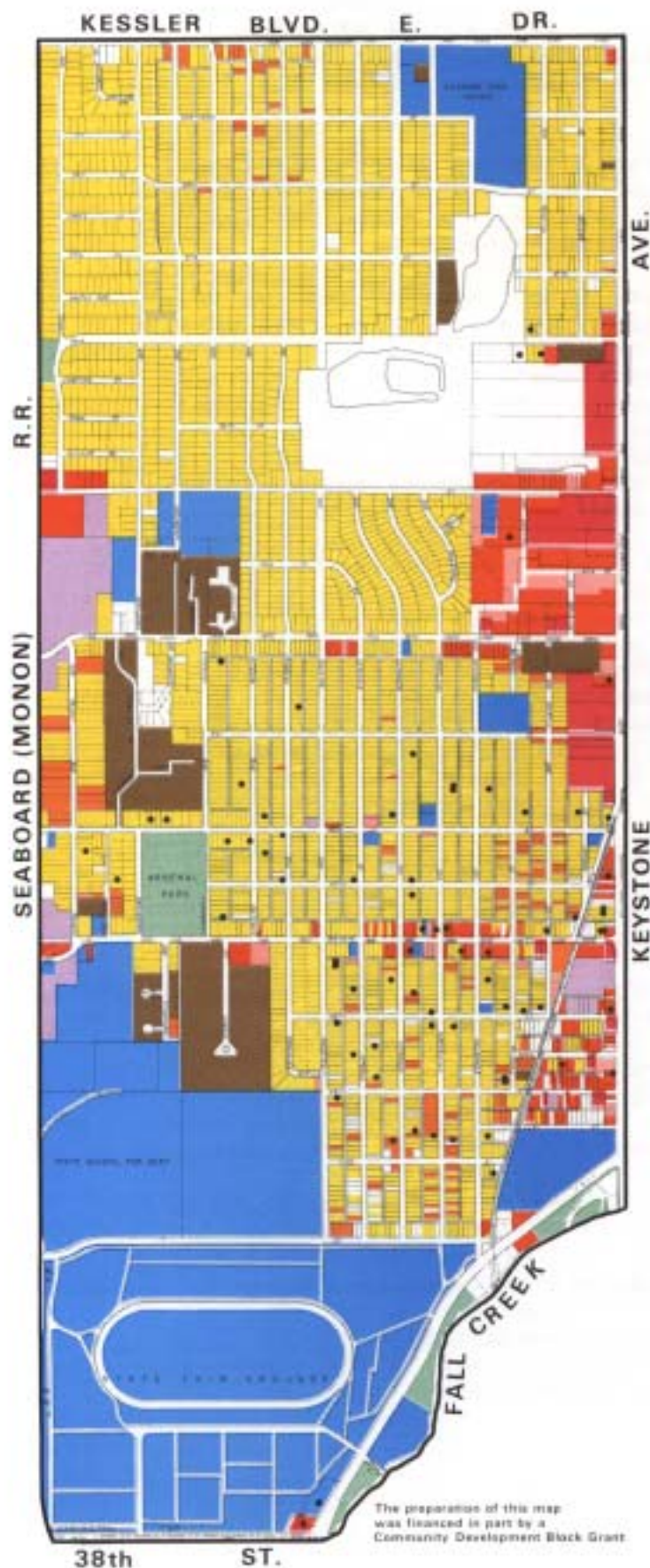
. Residential uses vary widely in the neighborhood and include: small single-family cottages, substantial single-family homes, doubles and large apartment complexes. In general, the southern one-third of the neighborhood consists of smaller single-family and double homes on small lots. These homes date from the 1920's - 1940's. The northern portions of the neighborhood contain more substantial single-family homes with a few doubles on somewhat larger lots. These homes date from post World War II.

An area between 44th and 53rd Streets west of Rosslyn Avenue contains a concentration of apartment complexes. Most of these are less than 20 years old. An exception is Marcy Village, which pre-dates World War II.

. Parking, in the form of surface lots, exists around the commercial areas of the neighborhood. Concentration of commercial parking can be found at the Keystone Plaza, along 46th Street and along Keystone Avenue south of 46th Street. In addition, parking lots for church and school uses flank these facilities, as do apartment parking lots. Finally, large parking areas exist for the State Fairgrounds complex.

. Numerous vacant buildings exist in portions of the neighborhood. Vacant commercial buildings are concentrated along 46th Street east of Kingsley Avenue to Keystone Avenue and to a lesser degree on Keystone Avenue south of 46th Street. Residential vacancies occur south of 52nd Street, with their greatest concentration appearing to be between 44th and 46th Streets. Vacant buildings in this survey refer to those structures which were not occupied and not for sale or rent.





## KEYSTONE / KESSLER NEIGHBORHOOD PLAN

MAP 5

EXISTING LAND USE

**RESIDENTIAL**  
Single Family  
Two-Family  
Multi-Family

**COMMERCIAL**  
Retail Offices  
Auto Related

**LIGHT INDUSTRIAL**

**PUBLIC/SEMI-PUBLIC**

**PARKING**

**PARKS-OPEN SPACE**

**VACANT LAND**

**VACANT BUILDING**

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## 2. Building Conditions

The neighborhood exhibits a wide range of building conditions, due both to relative age and the variability of maintenance. Approximately 84% are in sound condition, while 14.6% exhibit minor deterioration and need only small repair. Approximately 1.3% of buildings in the neighborhood show major deterioration, while only a very small number were sub-standard (less than 0.2%). Areas where deterioration is more concentrated appear to be south of 52nd Street. In this area 24.7% of the houses exhibit minor deterioration, as compared to 2.1% for those homes north of 52nd. Areas of minor deterioration are most concentrated between 42nd and 46th Streets. Areas of major deterioration are scattered in areas south of 49th Street. A small pocket of deterioration exists on 56th Street as it dead ends west of Hillside Avenue. (See Map 6)

## 3. Transportation

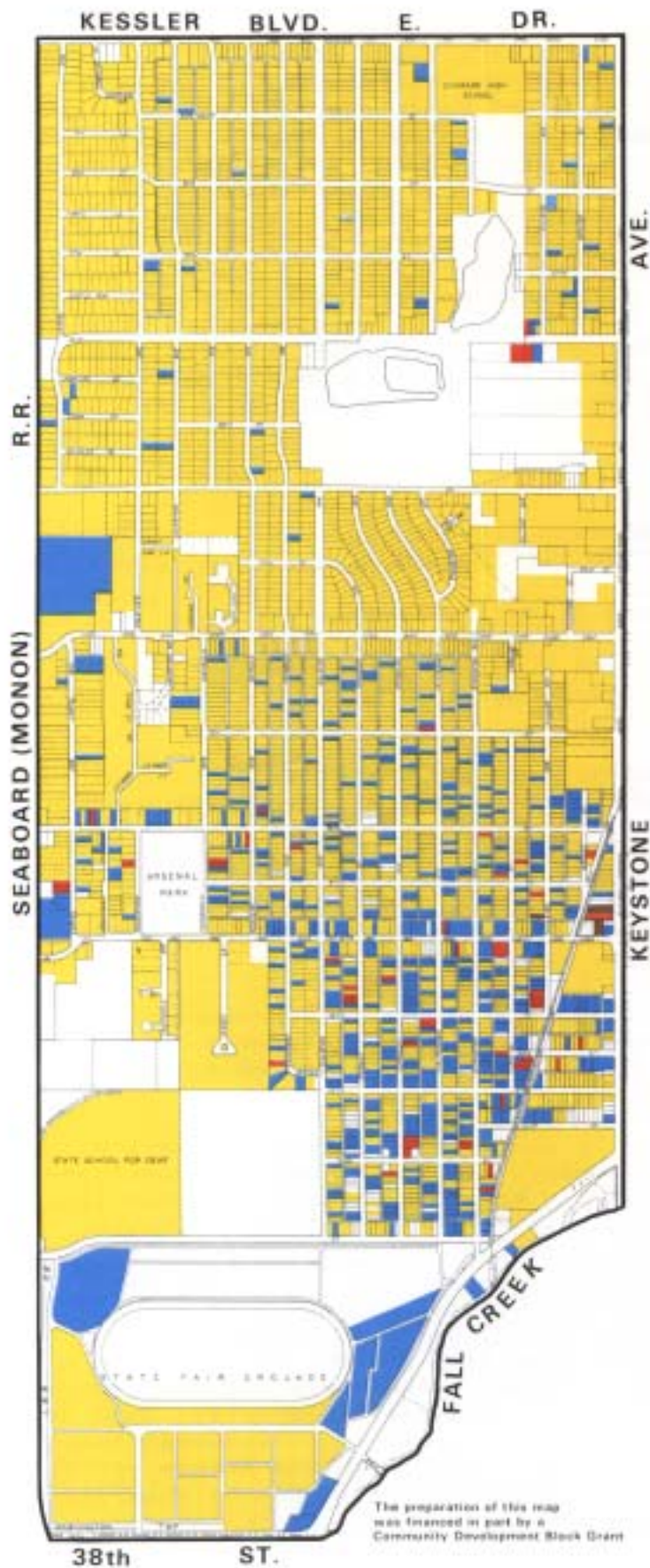
### A. Streets

The network of streets provide good intra-neighborhood movement as well as fairly good east-west accessibility.

- . The East-West primary arterials include:
  - a. Kessler Boulevard, east drive
  - b. 46th Street
  - c. Fall Creek Parkway
  - d. 38th Street
- . The only north-south primary arterial is Keystone Avenue on the eastern edge of the neighborhood.
- . There is one secondary arterial serving the neighborhood--the East-West 52nd Street.
- . There are numerous lower-volume residential streets throughout the neighborhood.
- . Bus and taxi service in the neighborhood are good, with major bus routes on Fall Creek Parkway, Kessler Boulevard, Keystone Avenue, 38th, 46th, and 52nd Streets.

East-West traffic flow is somewhat hampered by a lack of through streets north of 54th Street, due to the large undeveloped tract of land (Bacon's Swamp) and the former Monon Railroad Line. North-South traffic flow, save intra-neighborhood travel, is confined only to Keystone Avenue, as no other route in the neighborhood is continuous from 38th Street to Kessler Boulevard. Four routes are continuous from 42nd Street north to 54th Street (Ralston, Kingsley, Norwaldo, Crittenden) and one (Primrose) is continuous from 44th Street north to Kessler Boulevard. The above mentioned streets are all residential in nature and cannot carry large volumes of traffic. This lack of north-south arterials causes the area to be somewhat isolated, and forces much traffic onto either Keystone Avenue or College Avenue to the west of the neighborhood in the neighboring Meridian-Kessler area. (See Map 7)





# KEYSTONE / KESSLER NEIGHBORHOOD PLAN

## MAP 6

### BUILDING CONDITIONS

- Sound
- Minor Deterioration
- Major Deterioration
- Substandard

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# KEYSTONE/KESSLER NEIGHBORHOOD PLAN

## MAP 7

### THOROUGHFARE PLAN TRAFFIC COUNTS

- Primary Arterial
- Secondary Arterial

Traffic Count 12,345  
Year (1984)

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# KEYSTONE / KESSLER NEIGHBORHOOD PLAN

## MAP 8

### PUBLIC / SEMI-PUBLIC FACILITIES AND PUBLIC TRANSPORTATION ROUTES

#### MAJOR FACILITIES

1. Christ The King Catholic Church & School
2. Chatard High School
3. Canterbury Park
4. Substation
5. Haverford Moravian Church
6. I.P.S. School #55
7. North Side Family Child Development (Day Care)
8. Broad Ripple Church Of The Nazarene
9. Washington Township Small Claims Court
10. North Baptist Church
11. I.P.S. (Former) School #91
12. Substation
13. Crestview Health Care Facility (Nursing Home)
14. Arsenal Park
15. Capitol City 7th Day Adventists Church
16. Bellaire United Methodist Church
17. Substation
18. Fire Station #1
19. Northside Wesleyan Church
20. Church Of The Apostolic Faith
21. Fall Creek Civic League Building
22. Indiana School For The Deaf
23. Indianapolis Water Company Fall Creek Pumping Station
24. Indiana State Fairgrounds
25. Parkway Land

#### PUBLIC TRANSPORTATION (METRO) ROUTES

- Express Routes
- #43 Keystone Express
- #44 Castleton Express
- Local Routes
- #2 #4 #17 #19

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B. Sidewalks and Curbs

Sidewalks existing in the neighborhood are generally in good condition. There are many areas in the neighborhood, however, which are not served by sidewalks. This problem is most severe in the southern and central areas of the neighborhood, where the higher density of people causes large numbers of people, especially children, to walk on the street in order to get to stores/parks. Major streets, (46th, 52nd, 54th Streets and Keystone Avenue) are served, for the most part, by sidewalks, however most residential streets have either partial or no sidewalks. Curbs exist only along major thoroughfares, and are generally in fair condition, with those on 46th Street and Keystone Avenue needing attention. (See Map 9)

C. Parking

Parking, to a large degree, exists as surface lots surrounding major commercial facilities, apartment complexes, and public uses. Off-street parking is usually paved and in fairly good condition. On-street parking occurs on most residential streets. Areas of concentrated parking lots are: 1. The Keystone Plaza, 2. Apartment complexes along 46th and 52nd Streets, 3. Keystone Avenue and 46th Street in general. Problems regarding the arrangement and amount of parking in certain areas, and the problem caused by State Fair parking will be addressed later in the plan.

4. Streetscape

In addition to land use, building conditions and traffic/infrastructure conditions, the overall visual/aesthetic quality of the neighborhood is important. Those who work, live in, or travel through the neighborhood form an opinion of the area by what they see and hear. The quality of the neighborhood is as much perceptual as it is quantifiable.

- . Attractive views of residential areas exist along Kessler Boulevard, Carvel Avenue and portions of 54th and 52nd Streets. Many fine homes with large, well-kept yards add to these views.
- . Keystone Avenue (south of 56th Street), the major thoroughfare of the neighborhood, is a visual confusion of wires, signs, poles and automobiles. This gateway to the neighborhood suffers from inappropriate signage, some vacant and deteriorating buildings, unsympathetic renovations and poor landscaping/buffering of parking areas. In addition, overhead wires create an additional visual clutter.
- . 46th Street, similar to Keystone Avenue, though on a neighborhood rather than commuter level, suffers from a lack of coherence and direction. Eyesores such as deteriorating or vacant buildings, unsympathetic renovations or conversions of structures, overhead wires, unlandscaped parking or commercial areas and poor signage contribute to a neighborhood commercial street that conveys the image of decline.

- . Traffic congestion and poorly designed intersections at Keystone Avenue and: a. Kessler Boulevard, b. 54th Street, c. 52nd Street, d. 46th Street, e. Fall Creek Parkway create hazards to both pedestrians and vehicles.
- . Potentially pleasing views of the State Fair are hindered by fencing which surrounds the entire site.
- . Fall Creek between 38th Street and Keystone Avenue is not maintained, and the potential for a pleasing green vista along the southern border of the area is lost.
- . The Indiana School for the Deaf presents a well-maintained, visually pleasing campus along 42nd Street, containing some historic structures within its grounds.
- . Residential areas north of 52nd Street are tree lined and well-maintained, providing pleasant neighborhood views.
- . Residential areas south of 46th Street exhibit signs of deterioration and deferred maintenance. Vacant houses and lots are not properly cared for.
- . The area east of the Norfolk & Southern railroad to Keystone Avenue is a patchwork of converted residential structures, construction and warehouse offices and vacant commercial buildings. Buildings in this area are in need of renovation, as are the streets.
- . The large open area of land (Bacon Swamp), presents a vast area of green space visible from 54th and 56th Streets. The potential for visual enhancement of the area exists via its proper, coherent development.

## 5. Zoning

In assessing the current conditions of the neighborhood, the application of zoning districts have an important impact on the area. Many times land use conflicts or disinvestments in homes or businesses are the result of improper zoning. The following is a brief overview of the current zoning districts in the Keystone-Kessler Neighborhood. (See Map 10)

Currently, there are 21 different zoning classifications within the neighborhood; they are:

1. Dwelling Districts:  
D4, D5, D6II, D7, D8
2. Commercial Districts:  
C1-(office-Buffer District), C3-(Neighborhood Commercial District), C4-(Community-Regional District), C5-(General Commercial District), C7-(High Intensity Commercial District).

3. Special Use Districts:  
SU1-(Churches), SU2-(Schools), SU9-("Municipal",  
City, County, State or Federal Government), SU18-(Light and  
Power Substations), SU34-(Club Rooms, Fraternal Rooms,  
Ballrooms, Public).
4. Industrial Districts:  
I1U - Restricted Industrial Urban District  
I2U - Light Industrial Urban district  
I3U - Medium Industrial Urban District  
I4U - Heavy Industrial Urban District  
I1S - Restricted Industrial Suburban District
5. Park Districts:  
PK1 - (Park District One)  
PK2 - (Park District Two)

(See Map 10 for locations)

High-Density residential districts are concentrated in two areas. The D8 Districts exist on the western end of the neighborhood between 49th and 54th Streets. The D7 Districts exist on 52nd and 54th Streets just west of Keystone Avenue. A large portion of Bacon Swamp is zoned D6II (the area is largely undeveloped). Most residential development in the neighborhood is zoned D5, with an "L" shaped area of D4 zoning extending between the former Monon Railroad and Crestview Avenue from Kessler Boulevard south to 54th Street. The district then continues east across the neighborhood between 56th and 54th Streets.

Commercial Districts are largely concentrated on Keystone Avenue and 46th Street. The highest classifications of commercial, (C5 and C7) occurs between 49th and 54th Streets. Along 46th Street, an area of C3 zoning flanks the street from Kingsley Avenue west to Caroline Avenue.

Smaller areas of C1 and C3 zoning districts exist on 42nd, 46th, 49th and 52nd Streets.

Special Use Districts are concentrated in three areas:

1. The Indiana State Fairgrounds Site (SU9)
2. The area directly north of the Indiana School for the Deaf (SU2) and
3. The area surrounding Chatard High School, (west; SU1 Christ the King Church; south, the Chatard High School Football Field). Other smaller areas are scattered throughout the neighborhood.

Industrial Districts are concentrated in two areas. Light industrial districts are concentrated in a triangular area bordered by Keystone Avenue on the east, the N&S Railroad on the North & West and Fall Creek Parkway on the south, (I1S and I2U districts). Medium and heavy Industrial Districts are found

along the western boundary of the neighborhood near the former Monon Railroad. An area of I3U zoning exists between 46th and 47th Streets along the railroad. A large area of I4U exists between 52nd and 54th Streets from the former Monon Railroad east to Crestview Avenue.

Park Districts - Areas of the PK1 District exist at Arsenal and Canterbury Parks. The PK2 District exists between Fall Creek Boulevard and Fall Creek itself.

Current zoning classifications have caused some problems in the neighborhood. Conflicts between land use and its zoning are noted in four categories:

1. Special uses (churches and schools) zoned as single-family residential.
2. Apartments zoned as single-family residential.
3. Commercial uses zoned as single-family residential.
4. Concentrations of use variances from the current zoning in industrial areas.

In the first three categories, more intense use has been made of parcels of land without an accompanying alteration of the zoning. In these categories, the use is long-term, reflecting an evolution of the area from strictly single-family to a more mixed zone. In the commercial category, the residentially-zoned land along Keystone Avenue reflects the use of the thoroughfare 30 years ago. Presently, south of 56th Street, there are only three residential units remaining - the rest is commercially developed. These commercial uses are hindered by this now inappropriate residential zoning.

In the two industrial areas of the neighborhood, numerous variances have been granted for uses within the zones, oftentimes several variances have been granted for one use alone. This situation points to a conflict between current zoning and current land use. Specific conflicts will be addressed under both the assets/liabilities and recommendations sections of this report. (See Map 11)

#### 6. Police Protection/Crime

Police patrols, originating from the police roll call site in Broad Ripple Park, (Adam Sector) serve the neighborhood. Crime is a concern of the residents, especially south of 46th Street. Concern for crime in the area seems justified. The population of the Keystone-Kessler Neighborhood is 1.35% of the Marion County total, while the land area of the neighborhood is .5% of the Marion County total. The percentage of crime in the area varies from 1.8% to 3.3% of the Marion County totals for each category. This fact shows that, proportionally, the neighborhood has a somewhat higher incidence of crime than its population and land area would indicate. The following charts show the number of crimes reported in the Keystone-Kessler neighborhood and Marion County for 1980 and 1984.





# **KEYSTONE / KESSLER NEIGHBORHOOD PLAN**

**MAP 9**

## **SIDEWALK SYSTEM**

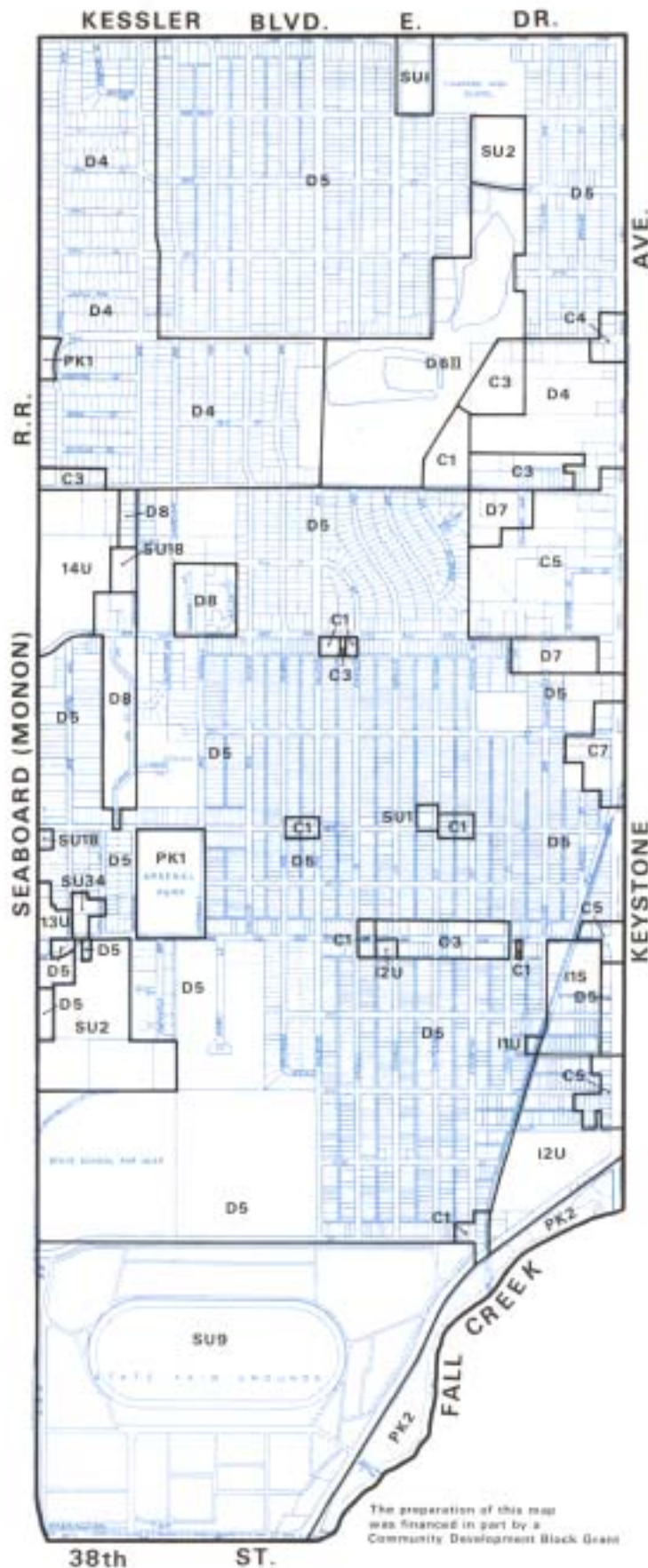
- Existing
- Nonexistent
- Poor Street Conditions

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# **KEYSTONE/KESSLER NEIGHBORHOOD PLAN**

## **MAP 10**

### **CURRENT ZONING BOUNDARIES**

**RESIDENTIAL DISTRICTS**  
D4, D5, D6II, D7, D8

**COMMERCIAL DISTRICTS**  
C1 - Office /Buffer  
C3 - Neighborhood  
C4 - Community-Regional  
C5 - High Intensity

**INDUSTRIAL DISTRICTS**  
I1S - Restricted -Suburban  
I1U - Restricted  
I2U - Light  
I3U - Medium  
I4U - Heavy

**PARK DISTRICTS**  
PK1 - Park District One  
PK2 - Park District Two

**SPECIAL USE DISTRICTS**  
SU1 - Churches  
SU2 - Schools  
SU9 - Municipal  
SU18 - Light/Power Substation  
SU34 - Club Room/Fraternal

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### Keystone-Kessler Crime Statistics

<u>Crime</u>	<u>1980</u>	<u>% of Marion Co.</u>	<u>1984</u>	<u>% of Marion Co.</u>	<u>% of Change 1980 - 1984 In Neighborhood</u>
All Crime	840	1.9%	844	2.3%	+ .47%
Burglary	172	1.7%	255	2.7%	+32.6%
Stolen Vehicles	75	2.0%	58	2.1%	-22.7%
Robbery	45	2.2%	31	1.8%	-31.1%
Vehicle-Related					
Larcenies	233	2.5%	208	2.9%	-10.7%
Vandalism	91	1.4%	70	1.5%	-23.1%
Rapes	7	1.7%	6	1.6%	-14.3%
Purse Grabs	5	1.8%	4	3.3%	-20.0%

### Marion County Crime Statistics

	<u>1980</u>	<u>1984</u>	<u>% Change</u>
All Crime	44,007	36,720	-16.6
Burglary	10,097	9,312	- 7.2
Stolen Vehicles	3,743	2,735	-28.1
Robbery	2,051	1,722	-16.1
Vehicle Related	9,232	7,111	-23.0
Larcenies			
Vandalism	6,717	4,633	-31.1
Rapes	396	374	- 5.6
Purse Grabs	277	120	-56.7

(These charts represent crimes reported to the IPD for which formal reports were taken by an officer at the scene. The categories listed are the "7 major crimes" identified by the FBI, and are reported nationally.)

Three important points must be made regarding the above figures:

1. Although the incidence of crime has dropped in Marion County by 21%, the Keystone-Kessler neighborhood has displayed a slight increase of .47%.
2. All categories of crime have decreased in Marion County compared to 1980. In the Keystone-Kessler neighborhood, however, burglary has increased an alarming 32.6% for the same comparison.
3. In six of the eight statistical categories, the incidence of a particular crime in the neighborhood as a percentage of the Marion County total has increased; in some cases almost doubling its 1980 figure.

These three facts show that crime has increased in the area compared to 1980. Although the overall increase is very small, the fact that crime county wide decreased by a large amount is some cause for concern. The sharp increase in burglaries in the area is another unsettling statistic. Finally, although most categories of crime did decline from 1980 to 1984, the fact that the category percentage of Marion County totals increased for Keystone-Kessler points to the fact that crime has become somewhat more concentrated in the neighborhood.

## Fire/Rescue Service

The Keystone-Kessler Neighborhood is served by both fire and rescue service from fire station #31 at 46th Street and Haverford Avenue. Despite the rapid growth of this area, and the entire northeast side, only one change has been made in the fire/rescue system in this area since 1950, the removal of a truck from fire station #32 at the time fire station #31 was built for its location there. The 46th Street station, (#31) was added in the 1950's and serves both as a rescue and fire station. Fire station #31 is a single-truck facility with a service area that ranges (north-south) from 71st to 30th Streets. The nearest rescue unit/station is located at 30th Street and Kenwood Street, while another facility at 56th and Illinois Streets can assist as a "second-call" for the neighborhood. With the large residential population, as well as the over 300 businesses along Keystone Avenue, fire safety appears thinly-spread in this area. Specifically regarding rescue service--if station #31 receives a rescue call, there is no service protecting the area closer than 30th Street and Kenwood Avenue. It appears that the Fire Department needs to carefully evaluate service in this neighborhood and area. A recommendation has been made to locate a new station somewhere along 52nd Street near Indianola Avenue in the neighborhood. This recommendation appears valid in light of the level of service question, and should be pursued by the Fire Department and other appropriate agencies. The conversion of fire station #31 to a rescue station/ambulance service has also been recommended.

## EXISTING CONDITIONS SUBAREA ANALYSIS

In order to better investigate the existing conditions of the entire neighborhood, four subareas have been identified. Each subarea exhibits a different type and mixture of land use and conditions. Subarea analysis aids in understanding how the entire neighborhood functions.

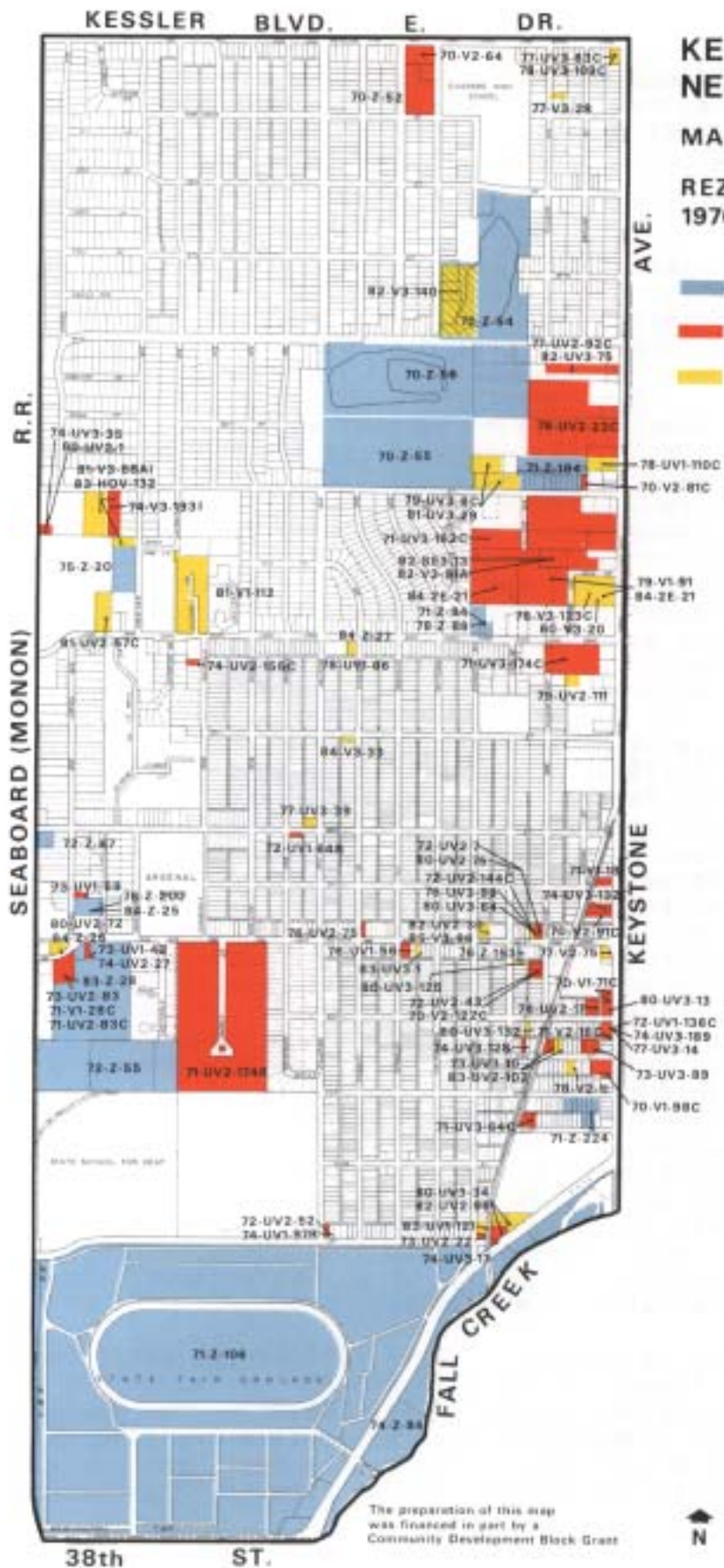
The four subareas are:

1. 38th Street to 46th Street
2. 46th Street to 52nd Street
3. 52nd Street to 56th Street
4. 56th Street to Kessler Boulevard (See Maps 4-6)

### Subarea One (38th Street to 46th Street)

The subarea contains the most diverse collection of land uses and building conditions in the neighborhood. The southern and southwestern sections of the subarea contain the State Fairgrounds complex and the State School for the Deaf. Both uses encompass a large land area containing several buildings. The Deaf School's campus is in good condition and well-maintained. The Fairgrounds complex features dozens of structures, most in good condition, although several stables and barns in the northeast sector of the grounds exhibit deterioration. The residential area consists of small workers cottages containing single-family and duplex units. Duplexes are most numerous in this subarea and account for 14% of the total detached residential units in the subarea. The housing is older, and shows signs of deferred maintenance. The largest concentration of minor-deterioration (36.4 % of units), and major deterioration, (3.5% of units) occur in this subarea. A high number, (4.0% or 33 vacancies) is also noted. The Marcy Court apartments along 46th Street is the largest apartment complex in the subarea, and is fairly well maintained. Commercial uses cluster along 46th Street east of Ralston, as well as all along Keystone Avenue. The commercial uses on 46th Street are smaller, neighborhood oriented shops, while the Keystone commercial uses serve commuters. Conditions of these shops range from good to major deterioration; the 46th Street area exhibiting the greater deterioration. A commercial/industrial/residential mix is found in the eastern portion of the subarea east of the Norfolk & Southern Railroad to Keystone Avenue. The structures are poorly located for the services they provide. The mixture of homes, converted homes for commercial use, warehouses and office commercial use is a poorly planned situation. The streets in the area are in need of repair. Access is available only from Keystone Avenue. Streets throughout the subarea exhibit the need for resurfacing. Major thoroughfares (38th Street, Keystone Avenue, 46th Street, Fall Creek Parkway) encircle the area. Sidewalks are non-existent in most of the subarea. Sidewalks on 46th Street need to be improved. Parking exists only as surface lots or on-street parking--and is often haphazard and inadequate, specifically along 46th Street. Landscaping is lacking or not maintained. Several vacant lots in the residential area are unkept.

The population of the area is generally older (13% of the people are age 60 and over) and has the lowest income (\$13,005.00) per household of the neighborhood, (the neighborhood average is \$17,364.00). The population is 58% White, 41% Black. The subarea has lost population over the past twenty years (1409 people or 29% of the population have left since 1960), yet still is a rather densely populated subarea with (2.20 people per household).



# **KEYSTONE / KESSLER NEIGHBORHOOD PLAN**

**MAP 11**

**REZONINGS/VARIANCES  
1970 - 1984**

- Rezoning 1970-1984
- Variances 1970-1977
- Variances 1978-1984

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#### Subarea Two (46th Street North to 52nd Street)

This subarea is over 85% residential, and forms a "transitional zone" between the smaller, older homes to the south and the larger, more suburban homes to the north. The homes in the subarea, though still smaller, are in better condition. (17.3% of the homes in the subarea exhibit minor deterioration while 1.3% exhibit major deterioration.) Homes in the subarea are also somewhat newer. Duplexes are fairly common in the southern portion of the subarea and account for 5.2% of the total detached residential units in the subarea. Vacant buildings, only 37 units or 2.8%, are less than in subarea one. Deteriorated housing units are somewhat concentrated around Arsenal Park. Apartment complexes concentrate in an area between 49th to 52nd Street east of Carvel. These apartments are well maintained and somewhat isolated from the rest of the subarea. Two prominent public/semi-public uses are found in this subarea: Arsenal Park and School #91. Arsenal Park, located at 1400 East 46th Street, contains 13.01 acres and is classified as a "neighborhood park." The following data on the park is taken from the 1981 City of Indianapolis "Park Facilities Assessment Report".

#### OVERVIEW

##### Rating

The park possesses below average character with average facilities.

##### Description

It is surrounded by streets on all sides with residential neighborhoods having small moderate priced homes. For the most part, there are no major deficiencies, however, an accumulation of several small things lessens the appeal of the park.

#### DEFICIENCIES

- 1) The gravel parking area is rough along the edges and undefined.
- 2) Drainage in the play area is very poor. There are many pockets of wet areas.
- 3) The basketball goals are bent and damaged.
- 4) Some of the players benches on both the softball and baseball fields are damaged or missing altogether.
- 5) Site surface conditions are generally uneven and turf is below average.

#### RECOMMENDATIONS

We recommend the following improvements to upgrade this facility.

- 1) Redefine the edge of the gravel parking area by some type of material, such as, railroad ties for example. Defining the edge of the parking will provide a much cleaner appearance.



- 2) Fill the low areas in the playground where drainage is poor. Then incorporate sand or another type of soft surface material under and around the play equipment.
- 3) Repair any damaged play equipment such as the basketball goals.
- 4) Repair and replace any players benches that are damaged or missing.

Currently, there are plans to improve the parking lot and repair/replace basketball goals and play equipment.

School #91 is a large public grade school in the northeastern portion of the subarea. The school currently houses pupils from School #70 (46th Street and Central Avenue) while renovation of that facility is underway. The school's future is in doubt. Several churches dot the subarea, representing several faiths. The churches are well maintained, and provide stability to the area. (See Map 8)

Similar to Subarea One, commercial uses are found along 46th Street and Keystone Avenue in this subarea. In addition, 52nd Street near both the former Monon Railroad and Keystone Avenue has several commercial uses. The commercial uses on 46th Street were discussed in Subarea One. Commercial use on Keystone Avenue is commuter-related, featuring auto sales, fast food restaurants, and gas stations. Some deterioration and vacancy problems exist in this area of Keystone south of (extended) 49th Street. 52nd Street features three commercial areas: 1. a cluster of offices, automotive uses at the former Monon Railroad, 2. a small neighborhood "strip" between Ralston and Kingsley Avenues, and, 3. an area of smaller-scale commercial uses between Evanston and Keystone Avenues. The commercial uses are in good condition, however, those uses near the Monon Railroad are inappropriate to the neighborhood. Streets are in fairly good condition, with only a few in need of major repair or resurfacing. Sidewalks are not provided in the area. The major thoroughfares (46th, 52nd Streets, and portions of Keystone Avenue) are served by sidewalks, although they are not in the best condition. Access within the subarea is good, however, the lack of north-south through streets makes travel through the area a problem. The "secluded" nature of the subarea does help maintain the residential character of the area. Landscaping, both commercial and residential, is inadequate. Buffering, transitional yards and general green space is either not provided or maintained.

The population of the subarea illustrates a transitional, integrated neighborhood in terms of race and age. The population of the subarea is somewhat older, (14% of the people are age 60 or above) than subarea One and exhibits a higher income per household (\$17,643.00) than Subarea One. The population density of 2.22 persons per household show it the second

most densely inhabited subarea of the neighborhood. The subarea is 36% Black, a figure that has increased substantially since 1960. The area population, however, remains stable. The area has both large elderly and young populations, showing that new families have been locating in the subarea. The subarea population has declined 122 people or 3.0% since 1960. Although a noticeable decline, it is far less pronounced than that of Subarea One, exhibiting the least decline of any subarea.

Detailed Assessment of Housing Units  
In Subareas One and Two

The portion of the Keystone-Kessler neighborhood south of 52nd Street exhibits the greatest evidence of deterioration in the entire neighborhood. This area is equivalent to Subareas One and Two of the neighborhood plan. A recent study completed by the Indianapolis Division of Planning entitled "Characteristics and Conditions of Central City Housing" examines conditions in Center Township and 5 census tracts in southern Washington Township north of 38th Street. One of the census tracts examined in Washington township was tract 3225, (CT 3225) which encompasses the two subareas noted above. Due to the more concentrated nature of deterioration in this tract, it is appropriate to examine this portion of the Keystone-Kessler Neighborhood in more detail.

According to the 1980 census, Subareas One and Two (census tract 3225) contained 978 occupied housing units, 21.2% of the 4611 occupied housing units in the entire neighborhood.

Thirty-nine percent of housing units in CT 3225 were owner-occupied, leaving 61% as rentals. This percentage of owner-occupancy is 20% lower than the Marion County average of 59.1%, and is about the same distance behind the neighborhood average of 61%. This statistic is important, as it clearly shows a very high percentage of rental units in the area. This fact is also responsible for more than 51% of the CT being occupied five years or less by the same family. The age of housing units are nearly the same as that of the neighborhood total, about 40.0%, which is, however, greater than the Marion County figure of 24.6%.

As is true of housing in older areas of the city in general, CT 3225 experienced a loss of housing units since 1970. Between 1970-1979, the area lost 4% of its housing units. The trend continued from 1980-1983, when the area lost between 1.0-2.9% of its housing units. Between 1970-1979, the neighborhood noted a 4% gain in housing units. Housing loss, primarily through demolition, has not been offset by new construction in CT 3225. The gain noted in neighborhood-wide housing units occurred entirely in subareas north of CT 3225/Subareas one and two.

The vacancy rate in CT 3225 is low, less than 7.9%. This figure is almost the same as the Marion County figure of 7.8%, but higher than the neighborhood total of 4.4%. This demonstrates that although not critical when compared to the county average, housing in this area is less desirable than in other parts of the neighborhood.

Housing values in CT 3225 are less than average when compared to either Marion County or the neighborhood in total.

CT 3225  
\$20,001-\$25,000

Neighborhood  
\$30,800

Marion County  
\$35,900



Housing conditions in CT 3225 may be somewhat depressed due to a less than average number of home improvement and mortgage loans.

	Average for:	
	CT 3225	Marion County
% Home Improvement Loan	0 - 2.7%	2.7%
% Mortgage Loan	0 - 1.6%	2.7%

Home sales in CT 3225 were lengthy. CT 3225 homes were on the single family market an average number of 91-120 days. The median sale price of homes in CT 3225 is \$20,001 - \$30,000. This figure is in line with the study area's average (Center Township and lower Washington Township) of \$25,900.

Based upon these findings, the following summary of this area (CT 3225) was prepared for the housing study report.

"The lower Keystone-Kessler area contains low-density residential development. Most units are single-family; however, more than half the neighborhood's units located in the Study Area are renter units. Housing is relatively new, but deterioration of residential structures is present. The vacancy rate is low and more than half of the housing units were recently occupied. Home values and rents are higher than the Study Area average, a factor that is true of all lower Washington Township. The home values in Keystone-Kessler are lower than those in the rest of lower Washington Township."

#### Subarea Three (52nd Street to 56th Street)

This subarea exhibits a mixture of both, 1. types of land use and, 2. their densities. Whereas the subareas south of 52nd Street still have an urban street and housing pattern, the subareas north typify suburban areas. The development pattern of the area is disjointed, providing little cohesiveness.

Single-family housing occupies the northwestern and south-central portions of the subarea. The homes feature larger lot sizes and generally post-date World War II. The conditions of these homes are very good, with only 2.3% of the homes exhibiting minor deterioration, while only two structures show major deterioration. North of 54th Street, the homes are of masonry construction, as opposed to largely frame construction on homes south of this area. A series of recently constructed apartment complexes occupy an area between Crestview and Rosslyn Avenues between 52nd and 54th Avenues.

The apartments are well maintained. An area of commercial/industrial uses exist along the former Monon Railroad north of 52nd Street. There is some minor deterioration present in the light industrial use. This use appears inappropriate, as the railroad rarely uses the trackage, and solid residential uses surround the area.

Commercial uses are otherwise confined to the Keystone Avenue area. Keystone Plaza, a large shopping center anchored by the Target and Marsh chains, occupies a large tract of land between 52nd and 54th Streets. The shopping area is commuter, not neighborhood, oriented and draws a large amount of traffic to the area. Along both 52nd and 54th Streets, commercial uses exist west of Keystone Avenue to Evanston Avenue. These uses are offices or more neighborhood-scaled retail uses, generally in

good condition. Between 54th & 56th Streets on Keystone Avenue, large automobile dealerships occupy the western frontage. In the northern portion of the subarea, a large tract of land between Ralston Avenue and Keystone Avenue is undeveloped. The area is a remnant of "Bacon Swamp." The area is low, and has several wetland areas. The land physically divides the neighborhood, as no streets cross the area. The tract of land has not fallen victim to dumping, and presents an excellent potential for residential and recreational development.

Streets and sidewalks are in fairly good condition throughout the subarea. Sidewalks are needed in several locations, as many of the developments did not include them in their initial construction. The area maintains its residential character largely due to its somewhat isolated condition. Only three streets cross from Subarea Two to Four between 52nd and 56th Streets (Crestview, Rosslyn and Primrose Avenue), and these are residential, not arterial, thoroughfares.

Subareas three and four have been viewed together in terms of population change, as both areas constitute a census tract. The population of this subarea is somewhat younger, only 11% of the people are 60 years and older, and exhibits a higher income per household, (\$21,445.000) than subareas one and two. The population density, (2.23 persons per household, shows that it is the most densely inhabited subarea. The subareas are 4.0% Black, the lowest percentage of the neighborhood. The area population has declined by 773 people or 15.0% over the last 20 years). This decline is the second largest of the neighborhood subareas.

#### Subarea Four (56th Street to Kessler Boulevard)

This subarea contains the largest percentage, over 85%, of residential land use in the neighborhood. The subarea contains the newest housing in the area--most dating from the post 1950 era. The housing is overwhelmingly single-family, with only a few duplexes along and near Kessler Boulevard. Only 2.0% of buildings exhibit minor deterioration, while only one structure exhibits major deterioration. The housing is more substantial than other subareas, and is largely of masonry construction. Commercial uses are almost non-existent in the subarea, with only the intersections of: 1. 56th Street and Keystone Avenue, 2. Kessler Boulevard and Keystone Avenue, and 3. 56th Street and Hillside Avenue having any commercial developments. One large public/semi-public use acts as an expansive focal point for the subarea--Chatard High School and related Christ the King Church and school. These uses occupy a three square block area fronting on Kessler Boulevard. Between Evanston and Hillside Avenues south of 58th Street the northern portion of Bacon Swamp is a large undeveloped open space. Along the western edge some condominium construction is currently taking place. The subarea also contains a small city park. Canterbury Park is classified as a subneighborhood park. Information on this park is not provided in the Parks Facilities Assessment Report, however, playground equipment has been provided for the park, which functions as a "tot lot" for younger children.

Streets within the subarea are in good condition, though most areas lack sidewalks and curbs. Only two east/west through streets exists in the subarea; Kessler Boulevard and 58th Street. Only Kessler Boulevard continues west across the former Monon Railroad into the Meridian-Kessler and Broad Ripple neighborhoods.

The subarea's socioeconomic conditions have already been cited in subarea three.

## ASSETS/LIABILITIES/NEEDED IMPROVEMENTS

From the detailed Land Use and Building Conditions surveys, analysis of existing site conditions and consultation with neighborhood representatives, the following list of neighborhood-wide assets/liabilities and needed improvements has been developed. This listing reflects the observations of staff, neighborhood residents and the planning committee.

A general listing of overall neighborhood assets/liabilities/needed improvements will be followed by those for eight specific categories:

- A. Commercial
- B. Housing
- C. Transportation
- D. Public Safety
- E. "Visual Quality"
- F. Open Space
- G. Public/Institutional
- H. Industrial

### NEIGHBORHOOD-WIDE FINDINGS:

#### Assets

- Most housing stock is of good quality
- Established and stable "neighborhood" areas
- Commercial areas have high visibility and traffic
- Well served by public transit
- State Fairgrounds provide focus, activities for area
- State Deaf School provides stable, well-maintained facility with the potential for increased usage
- Fire protection in neighborhood
- Well-served by retail and service commercial sectors, which cater to a wide variety of needs
- Good mixture of housing types, (single-family, duplex, apartments) which serve all aspects of the community
- Keystone Avenue provides major link to other areas of the city (in tandem with 38th Street and Fall Creek Parkway)
- Tracts of undeveloped land are available for residential and recreational development (specifically Bacon Swamp).
- Active merchants association on Keystone Avenue functioning to maintain and upgrade commercial and aesthetic aspects of the corridor.

#### Liabilities

- Deterioration of housing in the southern half of the neighborhood
- Deterioration of neighborhood commercial facilities, as well as certain commercial aspects of Keystone Avenue
- Inappropriately planned or located industrial uses throughout area
- Lack of neighborhood unification/cohesiveness (no neighborhood organization actively represents area)
- State Fairgrounds facilities inaccessible for neighborhood use
- Deaf School facilities inaccessible for neighborhood use
- Land use and zoning inadequacies causing conflicts between residential and commercial components of neighborhood

- Currently, the former Monon Railroad right-of-way is not maintained well; weeds and loose gravel are problems.
- Lack of any north-south arterial streets intra-neighborhood causing segmentation/isolation of neighborhood
- Residential conversions increasing in area:
  - a. from single-family owner to single-family rental
  - b. from single-family to multi-family
  - c. from residential to commercial use
- Sidewalks and curbs are lacking throughout the neighborhood
- Non-conforming structures (duplexes) throughout the residential areas in the south.
- The Norfolk and Southern Railroad right-of-way is not maintained, nor are many of the properties which abut it. Junk and high weeds are both visual and health and safety hazards.
- Traffic congestion and parking problems during major events at the State Fairgrounds cause problems for the residential area north of the fairgrounds.

The following assets/liabilities and needed improvements are directed at specific aspects of the neighborhood.

A. COMMERCIAL

Assets

- Wide range of services/products available to area residents
- Major modern shopping plazas located in and near the neighborhood.
- Conveniently located on major thoroughfares
- Large surrounding service area population
- Specialty and neighborhood shops serve special needs of residents (46th Street and portions of 52nd Street)

Liabilities

- Parking poorly arranged/provided in sections of neighborhood (46th Street and portions of Keystone Avenue south of 46th Street),
- Buildings in need of renovation (46th Street and portions of Keystone Avenue south of 46th Street)
  - a. Poor facade/storefront design
  - b. Poor structural maintenance
- High number of vacant buildings on 46th Street and Keystone Avenue south of 46th Street
- Quality of neighborhood commercial stores declining
- Overall visual image poor
  - a. Sign clutter (inappropriate, size, number, abandoned)
  - b. Overhead wires (Keystone Avenue)
  - c. Poor landscaping (specifically 46th St. and Keystone Ave.)
- Commercial uses in converted residential uses (46th Street)
- Curbs and sidewalks are either not available or inadequate. Neighborhood residents cannot easily walk from home to the commercial areas. Once in the commercial areas, missing sidewalks or those in poor condition hinder movement.
- Adult entertainment center inappropriate for the surrounding commercial, as well as residential area.

Needed Improvements

46th Street/Keystone Avenue south of 46th Street

- Removal of certain vacant/deteriorating structures
- Building renovation
  - a. Facade/exterior rehabilitation to enhance establishments
  - b. Upgrading of service--i.e., store interiors
- Relocation of commercial uses from converted residential structures into commercially designed buildings
- Better definition (physical, aesthetic) and concentration of business on 46th Street
- Improve parking near commercial areas
- Strong opposition of any further residential conversions for commercial use
- Removal of inappropriate commercial uses from the neighborhood

#### Area-Wide

- Better/increase landscaping for commercial areas
- Separation/buffering of commercial areas from residential areas
- Building/facade improvements
- Better design/unification of parking areas for commercial use (specifically along 46th Street and Keystone Avenue).
- Construction of curbs and sidewalks to provide a coherent pedestrian transportation system in the neighborhood, allowing residents better accessibility to commercial and other public facilities.
- Firm enforcement of the sign ordinance and a review of current standards for possible revision.

### B. RESIDENTIAL

#### Assets

- Good housing stock
- Established neighborhood areas (quality housing, completely developed neighborhood areas)
- Various types of available housing
  - a. Single and two-family
  - b. Apartment buildings
- Wide range of rental rates available
- Services nearby
- Mix of owner/renter homes

#### Liabilities

- Some surrounding businesses declining
- Some areas express a crime/security problem
- Single-family residential units being converted into multi-family or commercial units
- Poor home maintenance in some areas (south of 52nd Street)
- Deteriorating housing concentrated south of 49th Street
- Some areas of poor-quality housing
- Industrial uses intruding into residential areas along former Monon Railroad
- Large number of properties south of 46th Street owned by the State Fair board, often not properly maintained

#### Needed Improvements

- Stop conversions, sub-divisions of housing into non-residential uses
- Provide a more visible police presence in areas where a problem is noted
- Separation of residential from commercial areas through buffering/transitional yards
- Rehabilitation of deteriorating housing, stabilizing of older areas
- Limitation and buffering of industrial uses from residential areas
- Divestment or maintenance of State Fair owned properties in residential area south of 46th Street

## C. TRANSPORTATION

### Assets

- Area serviced by major thoroughfares
- Access to other areas of the city provided by Keystone Avenue, Fall Creek Parkway, 38th Street, Kessler Boulevard
- Served by public transit
- Commercial parking along Keystone Avenue accessible

### Liabilities

- Heavy traffic on Kessler Boulevard, 38th Street, Keystone Avenue, Fall Creek Parkway, cause congestion - especially at rush hour
- Major commuter access from downtown to northern suburbs along southern and eastern boundaries
- Traffic flow on major arterials hindered by too numerous curb cuts (specifically 46th Street and Keystone Avenue)
- 46th Street parking for commercial uses poorly designed and inadequate
- Streets and alleys, especially south of 49th Street need improvements
- Sidewalks need improvement, especially along commercial routes
- North-south traffic flow severely limited due to a lack of major arterials. The neighborhood is served only by Keystone Avenue and nearby College Avenue
- Kessler Boulevard traffic is a problem for surrounding residents. Excessive speeds by motorists as well as motorists attempting to maneuver around automobiles turning onto intersecting streets are major complaints.
- Subarea Four of the neighborhood is not adequately served by metro service. Bus routes currently serve 52nd Street, Kessler Boulevard and Keystone Avenue. Although bordered by bus routes, a 96 square block area of the neighborhood is not currently bisected by a bus route, causing bus patrons to walk several blocks to tie in to the existing route system.
- New bus routes along Keystone Avenue appear to serve park-and-ride and suburban users, not neighborhood areas. Bus routes along Keystone Avenue only increase traffic congestion on this already busy thoroughfare.
- Snow removal on residential streets is poor, often creating a problem for local residents to maneuver in their area.
- Speeding along Kessler Boulevard in school zone.

### Needed Improvements

- Sidewalk repair, installation
- Street and alley maintenance where needed
- Unified and/or improved parking for 46th Street commercial areas, and portions of Keystone Avenue
- Reduction in number of access points along Keystone Avenue and 46th/52nd/54th Streets to better facilitate traffic flow
- Signalization, curb and other improvements on major thoroughfares to improve traffic flow as well as quality of streets
- Work to improve traffic pattern in neighborhood, specifically the north-south flow





## KEYSTONE/KESSLER NEIGHBORHOOD PLAN

### MAP 12

#### CRIME WATCH AREAS

#### BLOCKS COVERED BY CRIME WATCH PROGRAMS

5800 Carvel  
 4400 Indianola (Block Clubs - Apt.)  
 5100 Indianola  
 4400 Primrose  
 4500 Primrose  
 4900 Primrose  
 5800 Primrose  
 4300 Ralston  
 4700 Ralston  
 4900 Ralston  
 5100 Ralston  
 5300 Ralston  
 4700 Kingsley  
 5200 Kingsley  
 5800 Kingsley  
 4800 Norwaldo  
 4900 Norwaldo  
 5100 Norwaldo  
 5200 Norwaldo  
 5300 Norwaldo  
 5600 Norwaldo  
 5200 Crittenden  
 5300 Crittenden  
 5600 Crittenden  
 5700 Crittenden  
 4600 Caroline  
 4600 Evanston  
 5200 Evanston (2 Block Clubs)  
 5600 Hillside  
 5700 Hillside  
 1300 E. 45th  
 1900 E. 52nd  
 1100 E. Castle Row  
 1100 E. 57th  
 1100 E. Hawks Ln.  
 1100 E. Ivy Ln.  
 2000 E. Kessler Blvd.  
 2200 E. Kessler Blvd.

The preparation of this map  
 was financed in part by a  
 Community Development Block Grant



November, 1985  
 Department of Metropolitan Development  
 Division of Planning  
 Indianapolis-Marion County, Indiana



# KEYSTONE / KESSLER NEIGHBORHOOD PLAN

MAP 13

COMMUNITY DEVELOPMENT  
ELIGIBLE AREA

The preparation of this map  
was financed in part by a  
Community Development Block Grant



November, 1985  
Department of Metropolitan Development  
Division of Planning  
Indianapolis-Marion County, Indiana

- A revision of the Metro routing system to serve the central and northern portions of the neighborhood, as well as to redirect some traffic off of Keystone Avenue.
- Express the need for snow removal throughout the neighborhood, not only on major thoroughfares.
- Better lane markings and signage on Kessler Boulevard to denote both speed and the narrowing of the road as it passes beneath the former Monon Railroad Bridge.

#### D. PUBLIC SAFETY

##### Assets

- Neighborhood crime watch areas in place (See Map 12)
- Fire station #31 serves neighborhood (also see liabilities)
- New roll-call site proposed for 42nd Street and College Avenue will increase police presence in surrounding area.

##### Liabilities

- Area perceived to have a crime problem (south of 52nd Street)
- Crime has shown an increase in the neighborhood in some categories, based on crime statistics
- Police response to, and coverage of, the area is perceived as lacking
- Fire/rescue service thinly-spread throughout area
- Lack of strong enforcement of fire safety codes in neighborhood
- Property crimes in neighborhood show an alarming increase
- Neighborhood residents and businessmen perceive the adult bookstore as a public safety hazard.

##### Needed Improvements

- Expansion of Crime Watch areas in those sections of the neighborhood lacking them, especially in the area south of 49th Street (See Map 12)
- Additional fire service in area appears badly needed
- Encourage more police patrols through neighborhood, not on major streets only

#### E. "APPEARANCE" (Landscaping, Signage, Facades)

##### Assets

- Strong neighborhood-residential quality to streetscape
- Areas available for landscaping

##### Liabilities

- Signage
  - a. Abandoned signs
  - b. No unification of signage location or size
  - c. "Sign clutter"
- Overhead wires detract from visual character of area
- Public walkways are in poor condition and not maintained
- Fences in front yards detract from area, are poorly maintained
- Auto storage on streets, front yards
- Vacant/deteriorating houses in area south of 49th Street
- Poor coordination/improvements to commercial facades

#### Needed Improvements

- Standardization of placement, size and number of signage in commercial areas
- Removal of overhead wires/service burial where feasible
- Facade/exterior rehabilitation to commercial uses following a set of standards (46th Street/Keystone Avenue)
- Repair/removal of vacant houses, commercial units (see "Housing"/"Commercial")
- Removal of inoperable automobiles from public R.O.W. and front yards
- Concentrated paint-up-fix-up of housing areas south of 52nd Street
- Improvement to sidewalks
- Removal of front yard chain-link fences
- Landscaping/site improvements needed for State Fair, Deaf School, Water Company properties
- Clean up and maintenance of City and State-owned property along Fall Creek
- Major clean up and maintenance program for the former Monon (Seaboard) and Norfolk and Southern Railroad rights-of-way and adjacent land
- Improved maintenance and beautification of City parks

#### F. OPEN SPACE

##### Assets

- Large undeveloped area in northern portion of neighborhood provides potential for development

##### Liability

- Currently difficult to access, with some developmental problems including:
  - a. Poor drainage, b. Lack of utilities, c. Some soil problems
- Some problems with dumping in Bacon Swamp

##### Needed Improvements

- Coherent development of the area to provide housing and recreation for this section of the city in a way compatible with existing surrounding development
- Proper clean-up/monitoring of Bacon Swamp to lessen potential for dumping

#### G. PUBLIC/INSTITUTIONAL

##### Assets

- Indiana State Fairgrounds (if proper improvements and enhancements to facility are carried out)
- Indiana School for the Deaf
- Chatard High School
- Large number of established churches, many denominations
- Public schools, nursery schools in or near neighborhood
- Fire station #31 in neighborhood
- Arsenal and Canterbury Park
- Northern portion of neighborhood accessible to Broad Ripple Park and Library
- Public library west of neighborhood (42nd and Broadway Streets) is accessible to the western and southern portions of the area

#### Liabilities

- State Fairgrounds causes traffic congestion during major events
- Renovation needed for facilities at State Fairgrounds
- Large tracts of land (part of Indiana State School for the Deaf) underutilized and inaccessible
- School #91 (Rosslau McClellan) has been closed by IPS
- Arsenal and Canterbury Park lack new playground equipment, need more landscaping and routine maintenance
- Proposed State Fair master plan suggests some proposals which the neighborhood feels would be detrimental, and as such is unacceptable
- Vandalism sited as a problem at both Canterbury and Arsenal Parks

#### Needed Improvements

- Improve the facilities at Arsenal and Canterbury Parks, to include:
  - a. Landscaping
  - b. New or repaired playground equipment
  - c. Picnic facilities (Arsenal)
  - d. Parking facilities (Arsenal)
  - e. More routine maintenance
- Cooperation between the State Fairgrounds and the City to control parking and traffic problems during peak usage of the Fairgrounds complex
- Renovation of Fairground facilities/removal of deteriorated structures
- Develop a cooperative group of State Fair, City and neighborhood representatives to discuss and work out concerns expressed regarding the State Fair master plan
- Proper maintenance/reuse of School #91. Ensure the building's security while unoccupied by IPS

### H. INDUSTRIAL

#### Assets

- Light industrial uses offer potential of local employment, increased tax base

#### Liabilities

- Several uses encroach into surrounding residential areas
- Some present locations of industrial use are inappropriate
- Industrial sites are poorly landscaped/buffered from surroundings

#### Needed Improvements

- Buffer and landscape appropriate industrial uses from bordering residential and commercial uses
- Improve the appearance (site and buildings) of industrial uses to be more compatible with the neighborhood
- Work with private owners, developers, neighborhood representatives and city agencies to develop a long-term strategy to relocate/remove those industrial uses which are inappropriate for the neighborhood

## NEIGHBORHOOD GOALS/OBJECTIVES

### A. Commercial

#### Goal A

To increase the economic vitality of commercial areas by working to provide adequate incentives and guides for the maintenance and improvement of commercial establishments. These incentives would assist as a basis for capital investment by both the public and private sectors.

#### Goal B:

To work towards providing more establishments oriented to neighborhood needs in those commercial areas which traditionally have served that role.

#### Objectives:

- Provide proper zoning districts which promote commercial development, yet maintain the integrity of the neighborhood.
- Rehabilitate existing, sound structures.
- Encourage/pursue new commercial tenants to fill vacant commercial space.
- Redevelop streetscape and pedestrian/transportation elements to enhance commercial viability. (remove overhead wires, landscaping, signage)
- Implement the recommendations of the Keystone Avenue Corridor Study currently being prepared for the commercial areas on and near Keystone Avenue from 56th Street south to 38th Street, including the eastern boundary of the Keystone-Kessler Neighborhood.
- Strongly discourage residential conversion to commercial use; pursue the relocation of commercial tenants in former homes into vacant commercial structures.
- Provide strict code enforcement and zoning enforcement regarding signs and landscaping, as well as parking.
- Provide proper pedestrian access to commercial facilities via curbs and sidewalks.
- Strongly oppose the continued operation or location of adult entertainment/bookstore operations in the area.

### B. Residential

#### Goal:

To maintain and enhance the housing stock in the neighborhood, preventing further deterioration through conservation and rehabilitation activities.

#### Objectives:

- Refine the zoning districts of the neighborhood to assist in the proper definition of residential uses from one another and from commercial uses.
- Strongly oppose any residential sub-division of houses for apartments, or their conversion for commercial use.

- Seek appropriate funding sources to assist residents in achieving housing rehabilitation and maintenance.
- Develop a dialogue between city agencies, neighborhood residents and the State Fair Board to surmount current problems regarding residential properties owned by the State Fair Board south of 46th Street.
- Reinforce residents' sense of pride in the neighborhood.
- Increase home ownership in the southern half of the neighborhood. Marion County has a 59.1% home ownership figure, Keystone-Kessler (total) has a 61% figure while subareas one and two, (the neighborhood south of 52nd Street) has only a 50% figure. The home-ownership figure for the subarea south of 46th Street drops to only 39%.
- Infill housing for vacant residential lots.
- Enforce and promote active code enforcement throughout the area.
- Encourage full participation in Community Development Block Grant activities by area residents in the area south of 52nd Street. Make better use of programs such as paint-up/fix-up.
- Work with Neighborhood Housing Services and local financial institutions to assist home renters to become home owners.

#### C. Transportation

##### Goal:

Provide a coherent pedestrian and vehicular transportation system which services the entire neighborhood.

##### Objectives:

- Provide new or relocated bus route to better serve northern and central portion of the neighborhood.
- Maintain the current bus routes (streets they do serve) and the level of service to the neighborhood.
- More adequately maintain streets and curbs throughout the neighborhood.
- Unify and better identify parking areas to better serve commercial uses.
- Eliminate unnecessary access points (curb cuts) on thoroughfares (specifically 46th Street and Keystone Avenue) to expedite traffic flow.
- Provide sidewalks neighborhood-wide to better serve pedestrians, specifically on those commercial thoroughfares or along routes which connect major area services.
- Provide better police patrols on Kessler Boulevard to deter speeding.
- Ensure that snow removal occurs throughout the neighborhood on a timely basis.

#### D. Public Safety

##### Goal:

To develop a safe, secure neighborhood which fosters the growth and development of all components of the neighborhood.



#### Objectives:

- Work with the fire department to have a new fire station constructed in the area to more fully service the neighborhood and surrounding northeast side.
- Maintain the presence of a fire station in the neighborhood.
- Promote the existing network of Crime Watch programs in the neighborhood, stressing their important role in neighborhood protection, crime deterrence and neighborhood information.
- Expand Crime Watch programs to those areas of the neighborhood which lack them, specifically south of 49th Street.
- Secure vacant structures; more actively involve the city's Unsafe Building program in a concentrated enforcement effort.
- Work to develop regular meetings, with representatives of the police department where these representatives can work with business and neighborhood groups on areas of concern.
- Work to eliminate commercial uses which may pose a public safety problem.

#### E. Appearance

##### Goal:

To increase the level of involvement of businesses and neighborhood residents in enhancing the physical aspects of their neighborhood.

##### Objectives:

- Encourage and assist landscaping improvements for 1. State Fairgrounds, 2. Water Company, 3. Indiana School for the Deaf.
- Encourage and promote resident pride in their neighborhood.
- Renovate older storefronts/facades with attention to design that blends into the surrounding neighborhood and enhances the image of the area.
- Implement a program to assist property owners in proper landscaping of their properties. Provide technical and/or financial assistance to accomplish this.
- Work to implement the design scheme for Keystone Avenue currently being developed as a component of the Keystone Avenue Corridor Study. Follow the design recommendations regarding landscaping and buffering of uses.
- Ensure proper clean-up/maintenance of State and City-owned property, especially along Fall Creek.

#### F. Parks and Recreation

##### Goal:

To better integrate parks and public facilities into the overall neighborhood by upgrading existing park facilities and increasing accessibility of public/semi-public recreation areas for neighborhood residents.

Objectives:

- Implement the improvements planned for Arsenal Park by the Parks Department.
- Develop an "adopt-a-park" program for Arsenal and Canterbury Parks by surrounding residents in conjunction with the parks department to assist in their maintenance and security.
- Work with the Indiana State Fair and Indiana School for the Deaf to develop programs that would allow some neighborhood use of these institutions recreational facilities.
- Encourage Parks Department to increase park maintenance in the neighborhood.

G. Public/Institutional (Schools)

Goal A

To maintain the level of education, both in public and private schools, by stressing parent participation in educational programs.

Goal B

To provide year-round youth involvement by developing programs and providing open facilities, for summer education and recreation.

Goal C

To secure a new use for School #91 which the neighborhood can agree to, and benefit from. Short-term maintenance of building and long-term reuse should be pursued.

Objectives:

- Work with IPS to see that the gym or playground facilities at School #91 might be used by residents in some fashion during the time the building will not function as a school.
- Encourage the idea of the school/park concept, specifically regarding Chatard and the Indiana School for the Deaf so that area youth could gain access to recreational facilities year-round.
- Encourage the neighborhood and schools in the area, as well as the school systems, to develop more active neighborhood parent/teacher/school cooperation regarding programs.
- Work to see that IPS maintains the site and building of former School #91 while a new use for the parcel is sought.
- With the current prime-time program in the IPS school system, the classroom size decrease mandated by the program may cause a shortage of classrooms within five years. School #91 would provide the only available expansion site on the north side should this project succeed. The IPS board and neighborhood should evaluate the maintenance of this facility in order to plan for the future.

H. Industrial

Goal:

To enhance the quality of acceptable light industrial uses which will not conflict with residential or commercial aspects of the neighborhood.

Objectives:

- Develop industrial buffering and grounds landscaping to provide transition between uses, enhancement of area. (Specific area bounded by the N&S Railroad, 46th Street, the alley west of Keystone Avenue and Fall Creek Parkway.
- Remove industrial uses from areas that are in conflict with residential development, both single-family and multi-family, rezoning and redeveloping the land for residential use.
- Encourage sporadic, small light industrial uses to locate out of residential areas and into the recommended light industrial area between the N&S Railroad and Keystone Avenue.

I. Zoning

Goal:

To provide a coherent development of the area which stresses proper zoning classifications to both assist commercial growth, yet protect and maintain residential aspects of the neighborhood.

Objectives:

- Develop a zoning plan which works to properly zone existing appropriate development and discourage incompatible uses or improperly zoned areas where variances are necessary.
- Implement proper zoning which provides proper definition/- separation of residential and commercial uses. Such zoning would encourage proper redevelopment (following the plan) while discouraging inappropriate uses.

## SPECIFIC RECOMMENDATIONS/ACTIONS

### A. NEIGHBORHOOD (General)

- Strongly support and encourage the formation of two neighborhood groups in the area, which would function in tandem on issues of common interest, yet would deal with the unique issues of each portion of the total area.

Suggested areas of incorporation:

1. Area bounded by the Monon, Kessler, Keystone and 52nd Street
2. Area bounded by the Monon, 52nd Street, Keystone/Fall Creek, and 38th Street

The unique aspects of each area make two entities a much more functional, and logical, representation. (See subarea comments for a detailed breakdown of the two area's characteristics.) Both groups, however, share common concerns which should cause them to remain closely allied (Keystone Avenue, apartment development, the re-use of the Monon Railroad)

- Make better use of CD funds in the CD-eligible target area of the neighborhood (south of 52nd Street, Map 13). Work to earmark funding to accomplish infrastructure and rehabilitation recommendations set forth in this plan.

### B. COMMERCIAL

- Remove commercial uses from residentially-built structures, relocate such uses to commercially-designed facilities: Target area - 46th Street between Rosslyn and Hillside Avenues.
- Initiate a commercial rehabilitation program for 46th Street: Target area - Area between Rosslyn and Hillside Avenues.
- Develop design standards and an accompanying commercial rehabilitation program on Keystone Avenue as a part of the Keystone Avenue Corridor Study now being developed. The area of concentration would be from 56th Street on the north to Fall Creek Parkway on the south. The Keystone Avenue Corridor Study, would provide the detailed recommendations for implementation.
- Removal/relocation of residentially-designed structures in designated commercial areas.

### C. RESIDENTIAL

- Initiate a concentrated rehabilitation program for the neighborhood utilizing CD funding to assist in
  - a. Paint-up/Fix-up
  - b. Housing rehabilitation assistance

The area of highest priority would be bounded by: the former Monon Railroad on the west, 46th Street on the north, the Norfolk and Southern Railroad on the east and 42nd Street on the south. A secondary priority area would be bounded by: the former Monon Railroad on the west, 52nd Street on the north, Hillside Avenue/Brouse Street on the east and 46th Street on the south.

- Remove the following residential structures due to their a. Poor condition, b. Inappropriate location
  - a. 4606 N. Keystone Avenue
  - b. 4610 N. Keystone Avenue
  - c. 4612 N. Keystone Avenue
  - d. 2017 E. 46th Street
  - e. 2011 E. 46th Street
  - f. 1981 E. 56th Street
  - g. 1984 E. 56th Street
  - h. 4618 Hillside Avenue
  - i. 2300 Block of east 46th Street (warehouse structure on southside of street east of the Norfolk and Southern Railroad)
- Develop a program that would assist industrial and commercial uses in providing proper screening/buffering between residential property and adjoining commercial/industrial use.
- Work with the State Fair Board to ensure that their recently-adopted policy of real estate divestment in the residential area between 42nd and 46th Streets is implemented.
- Place an area/city representative on the State Fair Board to represent the city's, and specifically surrounding neighborhood's concerns and interest in State Fairgrounds development. Work with local and State representatives as well as the Fair Board to implement this recommendation.
- Develop inappropriate industrial land (as identified in the land use and zoning plans) for multi-family residential use.
- Encourage the proper development of Bacon Swamp for single and/or multi-family use, which is responsive to development limitations of the site and the surrounding neighborhood.

#### D. TRANSPORTATION

##### 1. Streets

- The following streets should receive the improvements noted below. These streets, identified as in poor condition are listed by Priority One and Priority Two. Priority One streets require immediate action, while Priority Two streets should be addressed within the next two - five years (See Map 14):

Priority One:  
Street

<u>Street</u>	<u>Location</u>	<u>Improvements</u>
a. 46th Street	From the former Monon RR east to Keystone Av.	A. Resurface Street, B. Repair/replace existing sidewalks in poor condition, C. Construct sidewalks in area where none currently exist.
b. 47th Street	From Indianola Av. east to Brouse Av.	A. Reconstruct St., B. Install curbing, C. Install sidewalks along north side of street.
c. Hillside Av.	From 5144 N. Hillside Av. south to 45th St.	A. Resurface St., B. Repair/install curbing, C. Repair sidewalks where in poor condition.
d. 45th Street	From Primrose Av. east to the Norfolk and Southern Railroad	A. Reconstruct street, B. Install curbing, C. Install sidewalk on north side of street.
e. 44th Street	From Ralston Av. east to the Norfolk and Southern Railroad	A. Reconstruct street, B. Install curbing, C. Install sidewalk on north side of street.

Priority Two:  
Street

<u>Street</u>	<u>Location</u>	<u>Improvements</u>
*a. 45th Street	From the Norfolk and Southern Railroad east to Keystone Avenue.	A. Street resurfacing
*b. Duke Street	From the Norfolk and Southern RR east to Keystone Av.	A. Street resurfacing

\*note: (Both projects should be done in conjunction with street construction project #2., noted in the next section)

c. Brouse Street	From 4933 Brouse St./ South to 47th Street	A. Street resurfacing B. Install curbing
d. Erie Avenue	From Keystone Av. southwest to 46th St.	A. Street resurfacing

- The following projects call for the construction of a new street within the neighborhood. These projects would link portions of the neighborhood together, provide better internal traffic circulation and provide better interior site accessibility:

a. Access Road - A four-block access road, from 45th Street southwest to Clay Street along the eastern boundary of the Norfolk and Southern Railroad would provide internal circulation and better accessibility to the light industrial triangle area west of Keystone Avenue. This access road, in conjunction with improvements to 45th and Duke Streets, would begin a long-term improvement of this area into a small light industrial park. Grade Crossings/extensions of 45th Street, Duke Street, 44th Street or Clay Street across the Norfolk and Southern Railroad is strongly discouraged and should not occur. Such development would open the residential area to the west to serious encroachment from commercial/industrial uses.

- Provide for better snow removal on residential streets in the neighborhood, as the current policy of "thoroughfares only" is unacceptable and unsafe.

## 2. SIDEWALKS

- The following streets lack accompanying sidewalks which severely hinders pedestrian traffic and presents the potential of vehicle/pedestrian accidents. Sidewalks should be installed in the following locations based upon the priority schedule below (See Map 14):

Priority One: Immediate Action needed to ensure pedestrian safety and to increase accessibility to major traffic generators in the neighborhood.

Priority Two: Action needed in order to complete a basic pedestrian pattern for the neighborhood.

The list of projects below are in the order of their importance to proper development and needs of the neighborhood:

<u>Priority One</u>		
<u>Along What Street</u>	<u>Location</u>	<u>Side of Street</u>
1. Keystone Ave.	56th St. south to Fall Crk.	West side
2. 54th Street	Evanston Ave. east to Keystone Ave.	Both
3. 52nd Street	Former Monon Railroad east to Keystone Avenue	Both

(Note: work would include construction of sidewalks where none currently exist and repair/replacement of walks in poor condition)



PRIORITY ONE

<u>Along What Street</u>	<u>Location</u>	<u>Side of Street</u>
4. Ralston Ave.	49th St. north to 52nd St.	Both
5. 49th Street	Former Monon Railroad east to Erie Avenue	South side
6. 58th Street	Carvel Avenue east to Keystone Avenue	North side
7. Indianola and Haverford Aves.	46th St. north to 49th St.	East side - Indianola West side - Haverford
8. Crestview Ave.	52nd St. north to 54th St.	West side
9. Primrose Ave.	58th St. north to Kessler Blvd.	Both sides
10. *56th Street	Carvel Ave. east to Keystone Avenue	North side
*(See street construction)		

PRIORITY TWO

<u>Along What Street</u>	<u>Location</u>	<u>Side of Street</u>
1. Carvel Ave.	49th St. north to 52nd St.	East side
2. Carvel Ave.	54th St. north to Kessler Blvd.	West side
3. Kessler Blvd.	Primrose Ave. east to Crittenden Ave.	South side
4. 51st St.	Rosslyn Ave. east to Keystone Avenue	North side

PRIORITY TWO

<u>Along What Street</u>	<u>Location</u>	<u>Side of Street</u>
5. Fall Creek	38th Street north east to Keystone Avenue	North side
6. Rosslyn Ave.	46th St. north to 49th St.	West side
7. Norwaldo Ave.	46th St. north to 52nd St.	West side
8. 42nd St.	Ralston Ave. east to Evanston Ave.	North side
9. Kingsley Ave.	56th St. north to Kessler Blvd. (infill missing sections of sidewalk)	Both sides

In all cases noted above, curbing work should be included as a part of the construction project. Map 14 shows the long-range optimum sidewalk pattern for the neighborhood which reflects the major projects noted above.

- A concentrated alley maintenance and repair program should be initiated by D.O.T. in the area south of 52nd Street. Particular attention and priority should be given to the area bounded by Kingley Avenue, 46th St., the Norfolk and Southern Railroad and 42nd Street.

#### E. PUBLIC/INSTITUTIONAL/PARK

- Work with City and State representatives to appoint a "neighborhood" (city) representative to the State Fair Board in order to represent the interest of the City, and neighborhoods adjacent to the Fairgrounds.
- Develop an on-going forum between the Fair Board and the city/neighborhood to discuss current and planned developments on the Fair Board's property and its potential impact on surrounding areas.
- Work with the facilities listed below to allow neighborhood access/utilization of recreational facilities:
  1. Indiana State School for the Deaf
  2. Indiana State Fairgrounds
  3. School #55
  4. Chatard High School
  5. School #91 (use of facilities during vacancy)
- Construct sidewalks to provide better access to Arsenal Park. (See "Sidewalks")
- Develop a master plan for the improvement of Arsenal Park
- Develop an "adopt-a-park" program between the neighborhood residents and Parks Department to provide better maintenance/surveillance of Arsenal Park
- Provide more play equipment at Canterbury Park
- Closely monitor development in Bacon Swamp to ensure that passive recreational activities can be continued or accessed.

#### F. INDUSTRIAL

- Encourage better development of light industrial uses in "triangle" formed by 46th Street, the Norfolk and Southern Railroad, Clay Street and Keystone Avenue by implementing the street improvements noted in this section, as well as unifying the zoning to I2U as noted on the zoning plan.
- Remove the industrial (and commercial) uses in the area ringed by the former Monon Railroad, 46th Street and Carvel Avenue. The use is inappropriate for the long-term development of the neighborhood. Following the zoning and land use plan, the area would be developed for multi-family housing.

- Encourage the long-term redevelopment of the industrial area bounded by 52nd Street, Crestview Avenue, 54th Street and the former Monon Railroad by initiating the following:
  - a. Downzone the area now zoned I4U to I2U. The heavy industrial zoning is totally incongruous with surrounding residential development. This lower zoning would allow for continued operation of the facility.
  - b. Long-range relocation of use to a more suitable site, rezoning of area to D8 for multi-family redevelopment similar to the current surrounding use.

G. ZONING

(See map 16 and Zoning Plan)

- Implement the zoning plan proposed in this report, working with merchants, property owners and neighborhood representatives to correct deficiencies in current zoning/use compatibility.
- Also implement those recommendations which attempt to buffer or remove inappropriate zoning (land uses) in the area
- Ensure, via city agency monitoring, that future development along Keystone Avenue receives proper zoning--and follows design standards as set forth in the proposed Keystone Avenue Corridor Study.

## Land Use Plan

The land use plan for the Keystone-Kessler Plan is designed as a detailed update of the Comprehensive Plan for Marion County as it addresses this neighborhood. The land use plan updates the Comprehensive Plan and recommends some variations from it which address specific neighborhood-level concerns.

The following major objectives are addressed by the plan (Map 15).

1. Enhancement and unification of commercial uses along Keystone Avenue, and the removal of inappropriate residential and industrial uses.
2. Long-term removal of medium and heavy-industrial uses along the former Monon railroad. The areas would then be proposed for multi-family residential development much more in keeping with the surrounding area.
3. Development of the vacant area of "Bacon Swamp" for multi-family residential use. This use would provide new residential development or the neighborhood. Care should be taken to insure the natural amenities of the area are not totally eradicated by this use, however.
4. Strengthening and deliniating the commercial aspects of East 46th Street, stressing a strong "boundary" for commercial uses from surrounding residential uses.
5. Strengthening the light industrial uses in the "triangle" bounded by the Norfolk and Southern railroad, the alley north of 45th Street, Keystone Avenue and Clay Street. Removal of residential uses, as well as some commercial uses would be proposed.
6. A general land use policy provides stronger boundaries between commercial and residential, as well as commercial and industrial uses. The plan takes into account the current mixed-use of the neighborhood and attempts to provide a better interaction, yet strong deliniation of each use.
7. Map 15 details the land use plan and depicts an optimum plan for the rather multi-faceted neighborhood. The plan should act as a guide to better land use decisions in an area which has historically been developed in a haphazard, piecemeal fashion. The land use plan is specifically developed to be used in tandem with the proposed zoning plan for the neighborhood. The two plans coordinate development and act in tandem to provide recommendations for future growth and change for all aspects of the area. Decisions made using the land use plan should also be reinforced by proper zoning.

Keystone-Kessler  
Proposed Zoning Plan

After reviewing current zoning and land use problems in the neighborhood, the development objectives and land use plan were used to develop a zoning plan for the Keystone-Kessler neighborhood. The plan blends development objectives, land use plan, and zoning into three interrelated segments of the overall neighborhood plan scheme. The following are general recommendations for zoning changes, based upon proposed land use and development, and upon the desire to eliminate present conflicts. The following text details the zoning plan. Proposed zoning plan and zoning change maps graphically depict the changes recommended.

The proposed zoning plan for the Keystone-Kessler neighborhood is designed to accomplish the following major objectives:

Goal: Match land use decisions with appropriate zoning classifications.

1. Properly zone various properties whose use, although appropriate, is not matched by an accompanying appropriate zoning classification.
2. Downzone commercial uses to a lower classification to better support the most appropriate range of uses.
3. Work to remove (long-term) inappropriate industrial uses along the former Monon Railroad.
4. Upzone specific areas where current zoning is outdated and inappropriate for the area.

Objective 1. The most important short-term recommendation is the proper zoning of appropriate uses which currently function with an inappropriate zoning classification. Several of the largest areas recommended for rezoning fall under this category. These uses currently are hindered in their plans for expansion or future development in that a variance must be obtained for most any improvements planned by the owner. Three specific types of uses share this problem.

- A. Commercial uses zoned residentially
- B. Multi-family residential complexes zoned single-family residential
- C. Public/semi-public uses (special uses) zoned either residentially or industrially

Map 17 displays and lists the sites recommended for rezoning which fall into these categories. Maps 16 and 17 depicts the proposed zoning recommended for each site. These zoning changes would unify use with zoning, and would simplify and assist in the proper future development of these uses. Some of the uses affected by this change include:

- A. Chatard High School (SU2 from D5)
- B. Brittany Woods Apts. (D8 from D5)
- C. Marcy Village Apts. (D8 from D5)
- D. Lockhart Cadillac (C5 from D4)
- E. Alderman Ford (C5 from D4)
- F. Indiana State School for the Deaf (SU2 from D5)
- G. Indianapolis Water Company  
Fall Creek Pumping Station (SU 39 from I2U)

Other properties recommended for rezoning in this classification can be found on Maps 16 and 17.

These zoning changes should be initiated within the next one to two years by either the individual property owners or the Division of Development Services. Rezoning of this type should not prove a problem, as they will benefit both property owner and neighborhood resident as well.

## Objective II

Another series of recommended rezonings regard downzoning specific properties to a lesser classification of the same district. These properties, largely commercial, are currently zoned at too high a classification for the use on the site, and more importantly, for the neighborhood as they allow too dense a development. These rezoning recommendations occur along Keystone Avenue. In each case, the current zoning classification for the site allows for a wider type and density of use than is either currently on the site or appropriate. The following are examples of some of the properties recommended for rezoning in this category.

- A. The Keystone Plaza (C4 from C5)
- B. Dellen Lincoln/Mercury (C5 from C7)
- C. O'Brien Chrysler/Plymouth (C5 from C7)
- D. The 4300-4400 block of N. Keystone Avenue (C3C from C5)
- E. Seven-Eleven Headquarters (C3 from IIS)

Other smaller uses recommended for rezonings are detailed on Map 17.

A third series of recommended rezoning include upzoning specific properties which are no longer appropriately zoned for the use which is on the site or hinder appropriate development of a site due to its zoning. The following are examples of some of these recommended rezonings:

- 1. The 1500 Block of 46th Street (S. Side) (C3 from D5)
- 2. The 2100 Block of 46th Street (S. Side) (C3 from D5 and C1)
- 3. The 4600-4900 Block of N. Keystone Ave., (C3 from D5)  
W. Side
- 4. The 1900-2100 Blocks of 52nd Street (S. Side) (C1 from D5)
- 5. The 1600 block of 52nd Street (S. Side) (C3 for those  
portions zoned C1)

Other recommended sites are detailed again on Map 17.

Finally, the long-term rezonings for the neighborhood deal with the removal of certain zoning classifications (and their related land uses) from the neighborhood - as the uses are inappropriate for the area. These uses are the medium and heavy industrial uses along the former Monon Railroad, specifically at 46th Street, and between 52nd and 54th Streets. In these cases, for the short term, these sites should be downzoned to an I2U classification, as classifications higher than that

allow for operations totally out of character with what is generally a solidly-built residential area. The long-term development of this area features multi-family residential use in this area replacing the current industrial usage.

The zoning plan and land use plan are designed in such a way that changes in land use are matched by appropriate changes in zoning, while changes in zoning are recommended to reflect appropriate land use for the site.

Rezoning should be prioritized in the following manner:

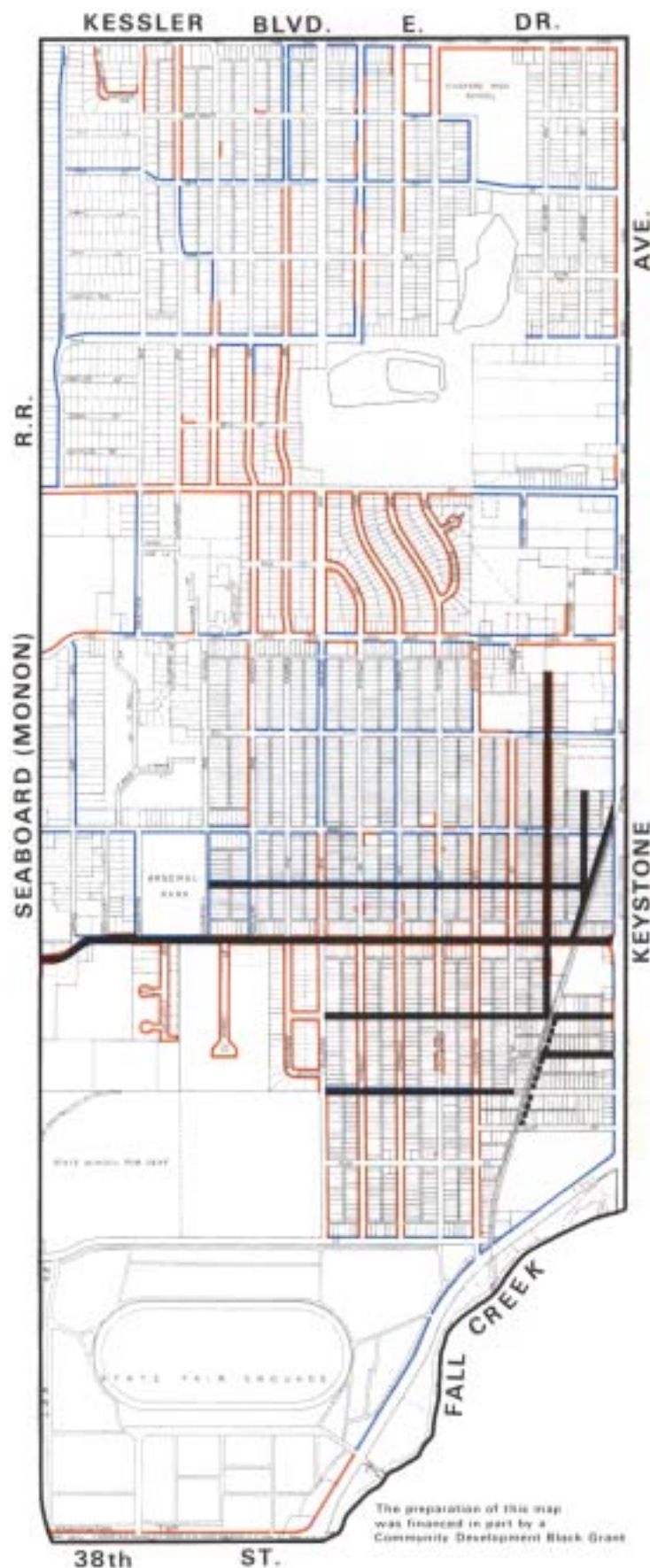
Priority I	- Objective 1	Immediate Action
Priority II	- Objective 4	Immediate Action
Priority III	- Objective 2	Action Within Next 5 Years
Priority IV	- Objective 3	Long Term

Although "blanket rezoning" of the area is not recommended, those priorities (I, II) should be pursued by the business/property owner, and appropriate City agencies in the near future in order to stabilize Land Use in the area and reduce the number of variance requests in the area. zoning currently is poorly categorized in the entire neighborhood and must receive serious and immediate attention as one of the most important problems in the neighborhood.

#### Variances

The current problem of the large number of variances granted in the neighborhood can be greatly lessened, and better controlled, by implementing the recommendations of the zoning plan. Use variances should be discouraged in the neighborhood, especially when the use they propose directly conflicts with the recommendations made in this plan. When variances are granted, care should be taken to ensure that site design, parking, landscaping buffering and signage regulations are maintained. Variances that propose a conversion of residential structures for non-residential uses should not be granted.





# **KEYSTONE / KESSLER NEIGHBORHOOD PLAN**

**MAP 14**

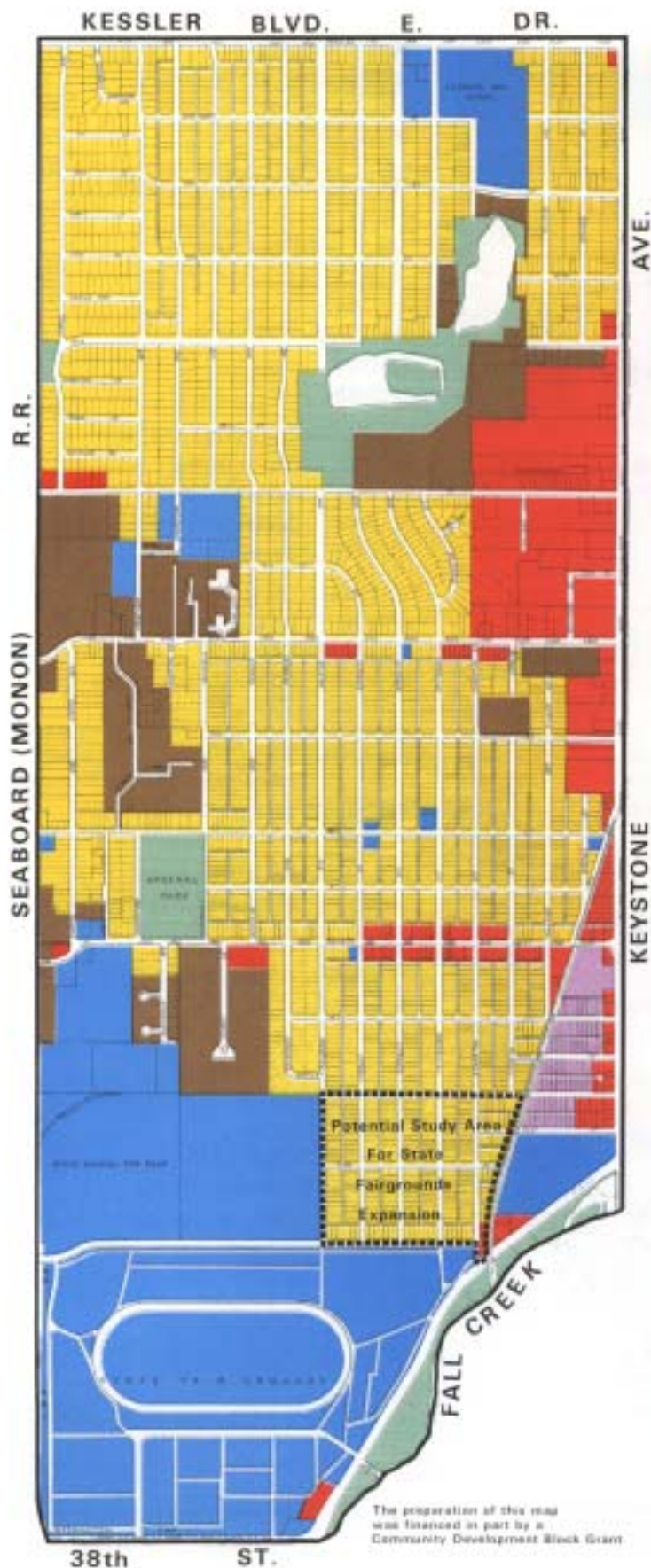
## **PROPOSED TRANSPORTATION IMPROVEMENTS**

- Existing Sidewalks
- Proposed Sidewalks
- Street Resurfacing/  
Reconstruction
- Proposed Street Construction

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November, 1985  
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Division of Planning  
Indianapolis-Marion County, Indiana



# **KEYSTONE / KESSLER NEIGHBORHOOD PLAN**

MAP 15

## **LAND USE PLAN**

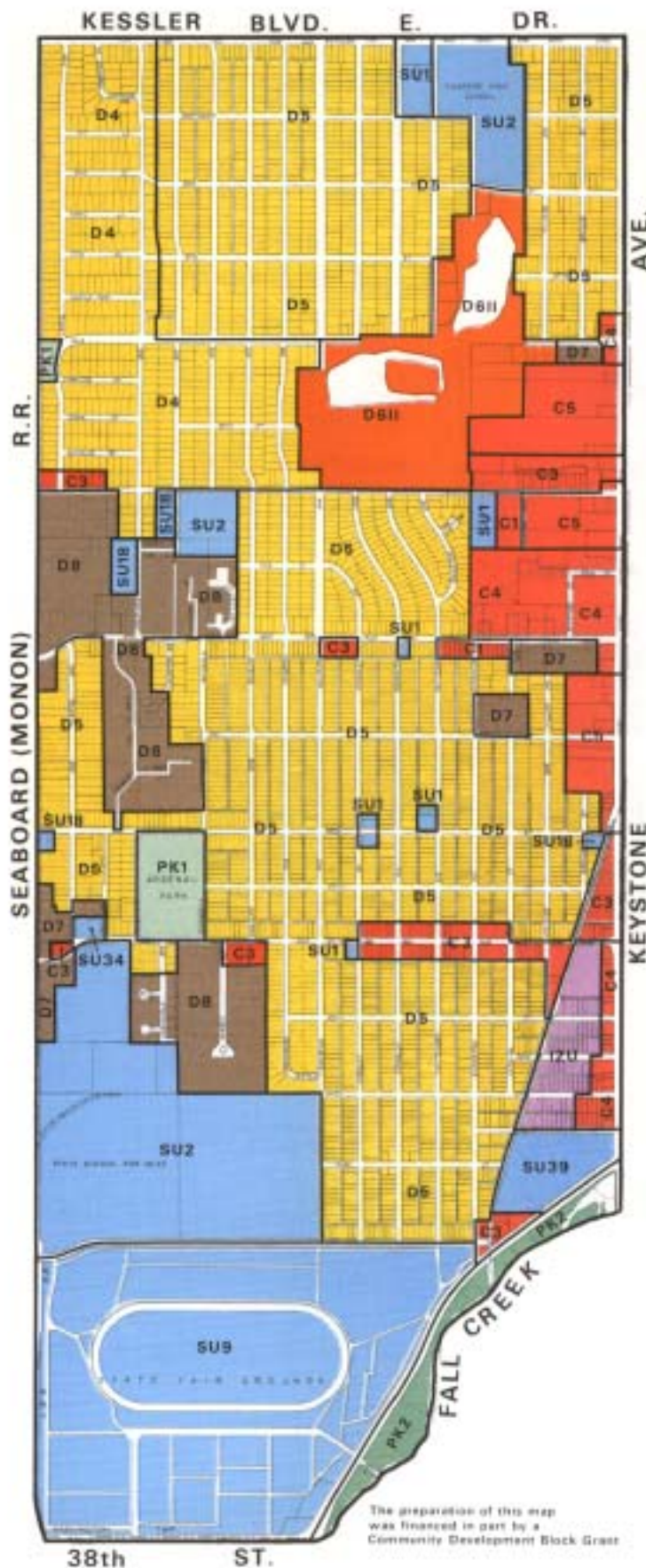
- RESIDENTIAL**
  - Single/Two Family
  - Multi-Family
- COMMERCIAL**
  -
- LIGHT INDUSTRIAL**
  -
- SPECIAL USE**
  -
- PARKS/OPEN SPACE**
  -

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# **KEYSTONE / KESSLER NEIGHBORHOOD PLAN**

MAP 16

## **PROPOSED ZONING PLAN**

### **DWELLING DISTRICTS**

- D4
- D5
- D6II
- D7
- D8

### **COMMERCIAL DISTRICTS**

- C1 (Office Buffer)
- C3 (Neighborhood)
- C4 (Community - Regional)
- C5 (General)

### **SPECIAL USE DISTRICT**

- SU1 (Churches)
- SU2 (Schools)
- SU9 (City, County, State Or Federal)
- SU18 (Light & Power Substation)
- SU34 (Club Rooms, Fraternal, Ballrooms, Public Rooms)
- SU39 (Water Tanks/Water Pumping Stations)

### **INDUSTRIAL DISTRICTS**

- I2U (Light Industrial Urban)

### **PARK DISTRICT**

- PK1 (Park District One)
- PK2 (Park District Two)

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## KEYSTONE / KESSLER NEIGHBORHOOD PLAN

### MAP 17

### PROPOSED ZONING CHANGES

- Priority I
- Priority II

### CLASSIFICATION CHANGES

	FROM	TO
1.	D5	SU2
2.	C1	D6 II
3.	C3	D6 II
4.	D4	D6 II
5.	D4	D7
6.	D4	C5
7.	D4	C3
8.	C4	C3
9.	14U	D8
10.	D5	D8
11.	D5	SU18
12.	D5	D8
13.	D5	SU2
14.	D7	SUI
15.	D7	C1
16.	C5	C1
17.	D7	C5
18.	C5	C4
19.	D5	D7
20.	D5	D8
21.	C1	C3
22.	D5	SU1
23.	D5	C1
24.	D5	D7
25.	D5	C5
26.	C7	C5
27.	D7	C5
28.	C1	D5
29.	D5	SUI
30.	C1	D5
31.	D5	SU18
32.	13U	D7
33.	D5	C3
34.	SU34	D7
35.	C1	C3
36.	D5	C3
37.	C5	C3
38.	D5	D7
39.	SU2	SU9
40.	D5	D8
41.	D5	C3
42.	D5	SUI
43.	12U	C3
44.	D5/C1	C3
45.	I1S	C3
46.	D5	C3C
47.	I1S	12U
48.	D5	SU2
49.	C5	C3
50.	12U	C3
51.	12U	SU39
52.	12U	C3
53.	C1	C3
54.	C1	D5

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# KEYSTONE/KESSLER NEIGHBORHOOD PLAN

MAP 18

CENSUS TRACTS &  
COUNCILMANIC DISTRICTS

3225 Census Tracts

Councilmanic Districts

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Appendix C General Demographics for Families and Households in Keystone-Kessler	C1.
Appendix D Population Characteristics: Broad Ripple, Keystone- Kessler, Meridian-Kessler, Butler-Tarkington	D1.
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# **APPENDIX A**

APPENDIX A:  
BUREAU OF THE CENSUS  
NEIGHBORHOOD STATISTICS PROGRAM  
NARRATIVE PROFILES OF NEIGHBORHOODS IN  
INDIANAPOLIS & SELECTED AREAS OF MARION COUNTY, IND.

KEYSTONE-KESSLER

I. INTRODUCTION

Your community has joined the U.S. Commerce Department's Census Bureau in a special Neighborhood Statistics program. The purpose of this program is to produce demographic and economic information based on the results of the 1980 Census of Population and Housing for officially recognized neighborhoods in participating areas.

Keystone-Kessler Neighborhood is one of the neighborhoods in Indianapolis & Selected Areas of Marion County, Ind. The following profile is a standardized, computer-produced narrative which highlights general population and housing trends. Statistics for the specific neighborhood are "plugged into" the narrative. References to detailed statistical tables appear in the narrative.+

The term "Neighborhood Publication Area" (NPA) used in the narrative refers to the total geographic area within which a set of neighborhoods was defined by program participants for this special Census Bureau program. Please refer to the Geographic Definition of Neighborhoods accompanying this NPA's profiles for exact NPA and individual neighborhood boundaries.

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+Some statements in this profile are flagged with a "\*". In these statements, two or more figures derived from the 1980 census sample are discussed in a fashion that could imply a comparison between the figures. Also, in some instances, comparisons are implied between figures cited in different sentences, for example, when citing figures for the population as a whole, and for specific race groups or for different age groups. Since the figures were derived from the 1980 census sample, they are subject to a certain amount of sampling variability. Appendix D in this report contains a discussion of sampling variability and also details methods to determine if a difference between two sample estimates is beyond that expected to result from sampling variability. The reader is urged to apply these methods to the flagged statements in order to conclude whether the estimated differences cited for this neighborhood are real or could merely be the result of sampling variability.



## II. POPULATION CHARACTERISTICS

According to the census, 10,657 persons lived in Keystone-Kessler Neighborhood on April 1, 1980. They comprised 2.6 percent of the NPA's total population of 402,791.

### Race and Spanish Origin (Tables P-1 and P-6)

The census showed that Keystone-Kessler Neighborhood had 7,824 Whites; 2,703 Blacks; 22 American Indians, Eskimos, and Aleuts; and 63 Asians and Pacific Islanders. Persons of Spanish origin (who may be of any race) numbered 72.

The above numbers are based on 100-percent tabulations shown in Table P-1; comparable sample estimates by race and Spanish origin may differ from complete-count totals because of sampling variability and other factors. For a discussion of comparability between complete and sample counts, see Appendix B, "Definitions and Explanations". Also, certain paragraphs or sentences will provide specific information by race or Spanish origin group if that group meets certain thresholds based on the 100-percent tabulations for that neighborhood.

### Age, Household, and Family Characteristics (Tables P-1, P-3, and P-6)

Among the 10,657 persons in Keystone-Kessler Neighborhood, 18.8 percent, or 2,003, were under 15 years old and 16.1 percent, or 1,721, were 65 years and over. In the NPA, 23.2 percent were under 15 years and 12.1 percent were 65 years and over. The neighborhood's median age was 30.0 as compared with the NPA's 29.3 years.

One of the major national trends over the past ten years has been an increase in the number of households, especially small households. The 4,701 households in Keystone-Kessler Neighborhood represented 3.2 percent of all NPA households. Among the neighborhood households, 34.4 percent consisted of 1 person and 3.3 percent had 6 or more persons. Nonfamily households composed of householders who lived alone or only with unrelated persons represented 41.3 percent of all the households. There were 121 persons in group quarters. Among persons 65 and over 57.8 percent lived in family households, 39.7 percent in nonfamily households, and 2.5 percent in group

quarters.

Marital status is one indicator used to describe family life and its changing patterns. Among persons in Keystone-Kessler Neighborhood 15 years and older, 55.9 percent of 3,825 men and 44.3 percent of the 4,829 women were married (excluding separated) at the time of the census.

Comparable percentages for the NPA were 53.5 percent for men and 45.8 percent for women. Of the 6,285 persons in the neighborhood who had ever been married, 17.6 percent were either separated or divorced as compared with 19.2 percent separated or divorced in the NPA.

Fertility, family type and the presence of children are also important measurements of the trends in family life. Table P-3 contains data on these topics. Keystone-Kessler Neighborhood had 2,737 families, of which 78.0 percent were maintained by a married couple, 17.6 percent by a female householder with no husband present, and 4.4 percent by a male householder with no wife present.\* Of the neighborhood's 1,171 families with own children under 18 years, 22.5 percent were one-parent families maintained by the mother.\* Of the families with own children under 18 years, the average number of persons per family was 2.92. (This is a derived measure based on sample data in STF 3 which cannot be obtained from Table P-3.)

Table P-6 contains data by major race group and Spanish origin for family type and the presence of children. Of the neighborhood's 2,056 White families, 84.7 percent were married-couple families and 12.1 percent maintained by a female householder with no husband present.\* One-parent families maintained by the mother accounted for 12.7 percent of the White families with own children under 18 years old.\* Of the neighborhood's 636 Black families, 58.5 percent were married-couple families and 34.1 percent were maintained by a female householder with no husband present.\* One-parent families maintained by the mother accounted for 35.8 percent of the Black families with own children under 18 years old.

#### Nativity, Ancestry, and Language (Tables P-2 and P-3)

The percent foreign born in Keystone-Kessler Neighborhood was 3.5 percent. The foreign born

category relates to first generation immigrants. On the other hand, ancestry can reflect several generations of ethnic or national origin. In the 1980 census, the neighborhood reported 1,272 persons of English ancestry, 1,002 persons of German ancestry, and 383 persons of Irish ancestry.\*

Language spoken at home is another indicator of ethnic diversity. Of the neighborhood's 1,573 persons aged 5 to 17 years old, 62 or 3.9 percent were reported speaking a language other than English at home. Among the persons in this age group who spoke a language other than English at home, 25.8 percent were reported speaking Spanish.\* Among those 18 and over, 5.1 percent reported speaking a language other than English at home.\* About 65 or 15.4 percent of these adults were reported to be Spanish speaking.\* Of the persons who were reported to speak a language other than English, 0.0 percent of the children and 14.0 percent of the adults in Keystone-Kessler Neighborhood reported that they could speak English not well or not at all.

#### School Enrollment (Table P-2)

In Keystone-Kessler Neighborhood, 2,186 persons aged 3 and over were enrolled in school. They included 133 in nursery schools, 1,100 in kindergarten through eighth grade, and 452 in high school.\* Of the students in grades K-12, 25.9 percent were enrolled in private schools. The 501 persons enrolled in colleges included only those students living in the neighborhood while attending school. (These enrollment figures do not include students who attended schools in the neighborhood but who lived elsewhere nor students whose parental homes were in the neighborhood but who lived elsewhere while attending college.) Of persons 16 to 19 years old residing in the neighborhood, 20.5 percent were not enrolled in schools and were not high school graduates and thus may be considered dropouts.

#### Educational Attainment (Tables P-2 and P-6)

Of those 25 years old and over in Keystone-Kessler Neighborhood, 10.8 percent had a grade school education or less, and 74.5 percent were high school graduates, including 39.2 percent who had completed one or more years of college.\* About 19.0 percent of the population 25 years old and over in Keystone-Kessler Neighborhood had completed 4 years or more of college. 76.5 percent of White persons 25 years old and over were

high school graduates, while 22.3 percent had complete 4 years or more of college.\* 66.1 percent of Black persons 25 years old and over were high school graduates, while 3.1 percent had completed 4 years or more of college.

#### Disability and Veteran Status (Table P-2)

In Keystone-Kessler Neighborhood, among noninstitutionalized persons 16 to 64 years of age, 7.7 percent reported that they had a health condition which had lasted for 6 or more months and which prevented them from working or which limited them in the kind or amount of work they could do.\* Those reporting themselves as prevented from working total 3.4 percent.\* Of noninstitutionalized persons 16 years of age and over, 4.1 percent had a health condition which had lasted 6 or more months and which made it difficult or impossible to use public transportation.\*

Another social characteristic presented in Table P-2 is veteran status. In Keystone-Kessler Neighborhood, 14.8 percent of civilians 16 years and over were veterans, including 31.6 percent of the male civilians.\*

#### Means of Transportation to Work (Table P-2)

Data on means of transportation to work show that 68.8 percent of the workers residing in Keystone-Kessler Neighborhood drove alone to work. 20.0 percent rode to work in carpools, and 6.3 percent used some form of public transportation.\* Table P-2 contains detail on means of travel in addition to data for the NPA.

#### Migration (Table P-3)

A total of 9,955 persons 5 years old and over were living in Keystone-Kessler Neighborhood in 1980. Of those, 51.0 percent had been living in a different house in the United States 5 years earlier. Of those movers, 71.0 percent lived in the same county; 15.6 percent lived in the same state, but a different county; while 13.4 percent lived in a different state.\* Data on region of residence 5 years ago for movers are found in Table P-3.

#### Labor Force Status (Tables P-4 and P-6)

Information on the economic situation of persons in Keystone-Kessler Neighborhood begins in Table P-4. In the neighborhood, 68.2 percent of all working-age (16 years and over) persons and 58.6 percent of working-age females were in the labor force.\* 71.7 percent of persons 16 years and over worked in 1979.\* The unemployment rate for Keystone-Kessler Neighborhood was 5.0 percent.\* The unemployment

rate was 3.5 percent for White persons.\* The unemployment rate was 10.2 percent for Black persons.

Table P-4 also contains data for the neighborhood and the NPA on labor force status by usual hours and weeks worked, weeks of unemployment in 1979, and number of workers in families.

#### Occupation, Industry, and Class of Worker (Table P-4)

Keystone-Kessler Neighborhood residents were employed in a variety of occupations in 1980. They included 1,159 in administrative support occupations, including clerical. Another 771 persons said they were in sales occupations, and 731 persons were in professional specialty occupations.\*

Occupation describes the kind of work done by a person, whereas the industry classification of a person's job describes the main activity of the employer. Residents of this neighborhood were employed in the following industries: 1,317 persons were employed in professional and related services, 1,063 persons were employed in retail trade, and 837 persons were employed in manufacturing.\*

Of the 5,469 employed persons in Keystone-Kessler Neighborhood, 78.9 percent worked for wages or salary for a private company, business, or individual.\* Another 17.4 percent held local, state, or Federal Government jobs.\* The self-employed represented 3.5 percent of the employed.\* The major occupation and industry groups are listed in Table P-4.

#### Income and Poverty Status (Tables P-5 and P-6)

Perhaps the main indicators of a population's economic well-being are income measures. The median income in 1979 of households in Keystone-Kessler Neighborhood was \$15,626. (This means it is estimated that half had incomes below and half above this figure). Households with incomes less than \$7,500 were 18.4 percent of all households in the neighborhood, while households with incomes of \$25,000 or more constituted 19.9 percent of the households; the remaining 61.7 percent of the households had incomes between \$7,500 and \$25,000.\*

The median income in 1979 for families in the neighborhood was \$19,004.\* The median income for White families in the neighborhood was \$18,845.\* The median income for Black families in the neighborhood was \$18,808.\* For unrelated individuals 15 years old and over in the neighborhood, the median income in 1979 was \$9,580.\* On a per capita income basis, every man, woman, and child in Keystone-Kessler Neighborhood averaged \$7,526 in 1979.

The poverty threshold for a four-person family was \$7,412 in 1979. There was a total of 931 persons below the poverty level in 1979 in Keystone-Kessler Neighborhood, or 8.9 percent of all persons for whom poverty status was determined.\* Related children under 18 years represented 31.7 percent of the poverty population in Keystone-Kessler Neighborhood.

Among the major concerns in many areas are the economic situations of the older population and of families maintained by a woman with no husband present. There were 136 persons 65 years and over below the poverty level in 1979, or 8.3 percent of all elderly persons in Keystone-Kessler Neighborhood.\* Of the 158 families below the poverty level in Keystone-Kessler Neighborhood, 69.6 percent had a female householder with no husband present.

In Keystone-Kessler Neighborhood, the poverty rate for White persons was 7.2 percent.\* In Keystone-Kessler Neighborhood, the poverty rate for Black persons was 14.4 percent.\* Comparable figures for the NPA are found in Table P-6.

### III. HOUSING CHARACTERISTICS

According to the census, there were 4,920 housing units in Keystone-Kessler Neighborhood on April 1, 1980. They comprised 3.0 percent of the 164,386 housing units in the NPA.

#### Year-Round Housing Units (Table H-1)

The 1980 census showed that of 4,701 year-round occupied housing units in Keystone-Kessler Neighborhood, 61.7 percent were occupied by owners and 38.3 percent by renters. The comparable figures for the NPA were 58.3 percent owner-occupied and 41.7 percent renter-occupied. There were 217 vacant housing units in this neighborhood with a rental vacancy rate of 6.2 percent and a homeowner vacancy rate of 0.9 percent.

Of the 2,901 owner-occupied housing units in Keystone-Kessler Neighborhood, 82.3 percent were occupied by White householders; 16.9 percent by Black householders; 0.2 percent by American Indian, Eskimo, and Aleut householders; 0.4 percent by Asian and Pacific Islander householders; and 0.5 percent by Spanish origin householders. (Those of Spanish origin may be of any race.) The comparable figures for the NPA were 73.6 percent White householders; 25.7 percent Black householders; 0.1 percent American Indian, Eskimo, and Aleut householders; and 0.3 percent Asian and Pacific Islander householders; and 0.6 percent Spanish origin householders.

There were 1,800 renter-occupied housing units in the neighborhood, of which 76.8 percent were occupied by White householders; 22.4 percent by Black householders 0.2 percent by American Indian, Eskimo, and Aleut households; 0.3 percent by Asian and Pacific Islander householders; and 0.4 percent by Spanish origin householders. The comparable figures for the renter-occupied housing units in the NPA were 66.1 percent White householders; 32.8 percent Black householders; 0.2 percent American Indian, Eskimo, and Aleut householders; 0.4 Asian and Pacific Islander householders; and 1.0 percent Spanish origin householders.

#### Structural Characteristics (Table H-3)

The census found that about 5.1 percent of the housing units in Keystone-Kessler Neighborhood were built in 1970 or later, while 17.3 percent of the housing units were built before 1940.\*

The census also showed that 53.6 percent of the owner-occupied housing units had three bedrooms or more, and that 66.0 percent of the renter-occupied housing units had two bedrooms or more.\*

#### Fuels Used (Table H-4)

Census data indicate that utility gas was used by 75.89 percent of all households in the neighborhood for house heating.\* Similarly, utility gas was used by 55.4 percent of the households for cooking; and utility gas was used by 82.3 percent of the households for water heating.

#### Heating and Cooling of Housing Units (Table H-2)

Data on type of heating systems in the neighborhood indicate that 93.6 percent of the year-round housing units in Keystone-Kessler Neighborhood had central heating systems and 73.3 percent had air-conditioning.\*

#### Kitchen Facilities, Telephones, and Vehicles (Table H-2)

In Keystone-Kessler Neighborhood, 99.6 percent of the year-round housing units had complete kitchen facilities.\* Data from the 1980 census show that 95.3 percent of the households in the neighborhood had telephones available in the housing units.\* At least one vehicle was available for use by household members in 92.3 percent of the households.\*

#### Length of Time in Unit (Table H-2)

The statistics for this neighborhood indicate that in Keystone-Kessler Neighborhood 31.0 percent of all householders had lived in their housing units 10 years or

more. Census data also show that for the neighborhood 11.5 percent of the owners and 42.5 percent of the renters moved into their units in the 15 months preceding the census.\*

#### Value, Mortgages, and Monthly Costs (Tables H-1 and H-4)

Financial data for Keystone-Kessler Neighborhood show that the median value for specified owner-occupied homes (i.e., one-family houses on less than 10 acres without a commercial establishment or medical office on the property) was \$30,800 as compared to \$26,800 for the NPA as a whole. The median contract rent paid for rental housing units in the neighborhood was \$188 as compared to \$150 for the NPA.

Within this neighborhood, 67.5 percent of the specified owner-occupied housing units were mortgaged, and 32.5 percent were not mortgaged.\* The median selected-monthly-owner housing costs for neighborhood units with a mortgage was \$274 and \$113 for units not mortgaged.\* Selected monthly owner housing costs are the sum of mortgage payments, real estate taxes, property insurance, and utilities.

Data for rental units showed that for the specified renter-occupied housing units in Keystone-Kessler Neighborhood (i.e., renter-occupied housing except one-family houses on 10 or more acres), the median gross rent was \$233. Gross rent is the contract rent plus the estimated average monthly cost of utilities (fuels and water).

We hope the preceding profile is helpful to you in your analysis of the neighborhood. Please refer to the data tables for further information on these and related subjects. The text in the printed booklet will provide you with explanations and definitions of various terms used in this profile and in the tables.



# **APPENDIX B**

# **KEYSTONE- KESSLER NEIGHBORHOOD PLAN**

**A Decennial Statistical Profile**

**1960 \* 1970 \* 1980**

**Comparative figures for the  
following census areas:**

- 1. Tract 3217 alone**
- 2. Tract 3224 alone**
- 3. Tract 3225 alone**
- 4. Neighborhood Area (Tracts 3217, 3224, 3225 combined)**
- 5. Washington Township**
- 6. Marion County**

**CENSUS TRACT 3217**

INFORMATION TRACT 3217	1960 (%) of total	1970 (%) of total	1980 (%) of total	% Change (as a %)			% Change 1960-1970 of whole #'s	% Change 1970-1980 of whole #'s	% Change 1960-1980 of whole #'s
				07-09	08-07	08-09			
1. TOTAL POPULATION	5249	5176	4476						
a. Male	2497 48%	2432 47%	2113 47%	-01%	00%	-01%	-1%	-14%	-15%
b. Female	2752 52%	2744 53%	2363 53%	+01%	00%	+01%	-3%	-13%	-15%
c. Under 5 yrs	543 10%	381 07%	324 07%	-03%	00%	-03%	> -1%	-14%	-14%
d. 5-19 yrs	1365 26%	1176 23%	631 14%	-03%	-09%	-12%	-30%	-15%	-40%
e. 20-59 yrs	2786 53%	2624 51%	2539 57%	-02%	+06%	+04%	-14%	-46%	-54%
f. 60-64 yrs	198 04%	363 07%	270 06%	+03%	-01%	+02%	-06%	-03%	-09%
g. 65+older	357 07%	632 12%	712 16%	+05%	+04%	+09%	+83%	-26%	+36%
h. Black	0 00%	25 01%	193 04%	+01%	+03%	+04%	+77%	+13%	+99%
i. White	5245 100%	5133 99%	4229 94%	-01%	-05%	-06%	+2500%	+672%	19300%
j. Single Males	288 17%	418 23%	424 26%	+06%	+03%	+09%	-02%	-18%	-19%
k. Married Males	1441 83%	1357 74%	1110 67%	-09%	-07%	-16%	+45%	+01%	+47%
l. Divorced Males	12 01%	55 03%	125 08%	+02%	+05%	+07%	-06%	-18%	-23%
Total Males							+358%	+127%	+942%
In Group	1741	1830	1659						
m. Single Fem	338 19%	453 24%	422 25%	+05%	+01%	+06%	+34%	-07%	+25%
n. Married Fem	1410 77%	1371 71%	1113 65%	-06%	-06%	-12%	-03%	-19%	-21%
o. Divorced Fem	77 04%	103 05%	186 11%	+01%	+06%	+07%	+34%	+81%	+142%
Total Females									
In Group	1825	1927	1721						
2. HOUSING UNITS									
a. Total Units	1639	1868	2004				+14%	+07%	+22%
b. Owner-Occpd	1525 93%	1472 79%	1502 75%	-14%	-04%	-18%	-03%	+02%	-02%
c. Renter-Occpd	114 07%	396 21%	502 25%	+14%	+04%	+18%	+247%	+27%	+340%
3. HOUSEHOLDS									
a. Total Househlds	1634	1868	2004				+14%	+07%	+23%
b. Persons per Household	3.20	2.76	2.23				Pers/Hsld -.44 (14%)	Pers/Hsld -.53 (19%)	Pers/Hsld -.97 (30%)

INFORMATION TRACT 3217	1960 (%) of total	1970 (%) of total	1980 (%) of total	% Change (as a %)			% Change 1960-1970 of whole #'s	% Change 1970-1980 of whole #'s	% Change 1960-1980 of whole #'s
				60-70	70-80	80-89			

#### 4. FAMILIES

a. Median Income in \$	8734	12680	21445				+45%	+69%	+146%
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#### 5. EDUCATION \* COMPLETED

a. 0-11 years	745 23%	742 23%	465 15%	00%-08%	-08%		>-01%	-37%	-38%
b. High School	1108 35%	1262 39%	1026 33%	+04%-05%	-01%		+284%	-19%	-07%
c. College (1 or more yr)	1327 42%	1255 39%	1627 52%	-03%+13%	+10%		-05%	+30%	+23%

\* 25+ Years (3180 total) (3259 total) (3118 total)

**CENSUS TRACT 3224**

INFORMATION TRACT 3224	1960 (%) of total	1970 (%) of total	1980 (%) of total	% Change (as a %)			% Change 1960-1970 of whole #'s	% Change 1970-1980 of whole #'s	% Change 1960-1980 of whole #'s
				60-69	70-79	80-89			
1. TOTAL POPULATION	3781	3840	3659						
a. Male	1768 47%	1752 46%	1661 45%	-01%	-01%	-02%	+02%	-05%	-03%
b. Female	2013 53%	2088 54%	1998 55%	+01%	+01%	+02%	-01%	-05%	-06%
c. Under 5 yrs	345 09%	287 07%	242 07%	-02%	00%	-02%	+04%	-04%	-01%
d. 5-19 years	823 22%	714 19%	668 18%	-03%	-01%	-04%	-17%	-16%	-30%
e. 20-59 years	2068 55%	1938 50%	2032 56%	-05%	+06%	+01%	-13%	-06%	-19%
f. 60-64 years	203 05%	283 07%	147 04%	-02%	-03%	-01%	-06%	+05%	-02%
g. 65+older	342 09%	618 16%	570 16%	+07%	00%	+07%	+39%	-48%	-28%
h. Black	0 00%	60 02%	1306 36%		+02%	+34%	+6000%	+2077%	+13060%
i. White	3778 100%	3769 98%	2322 63%	-02%	-35%	-37%	> -01%	-38%	-39%
j. Single Males	215 17%	348 25%	440 35%	+08%	+10%	+18%	+62%	+26%	+105%
k. Married Male	1057 82%	966 70%	677 53%	-12%	-17%	-29%	-09%	-30%	-36%
l. Divorced Mal	12 01%	60 04%	149 12%	+03%	+08%	+11%	+400%	+148%	+1142%
Total Males in Group	1284	1374	1266						
m. Single Fem	221 16%	304 21%	455 34%	+05%	+14%	+19%	+38%	+50%	+106%
n. Married Fem	1060 79%	975 69%	677 51%	-10%	-08%	-18%	-08%	-31%	-36%
o. Divorced Fem	59 04%	135 10%	207 15%	+06%	+05%	+11%	+136%	+53%	+251%
Total Females in Group	1340	1414	1339						
2. HOUSING UNITS									
a. Total Units	1313	1536	1629				+17%	+06%	+24%
b. Owner-Occpd	1065 81%	978 64%	948 58%	-14%	-06%	-20%	-08%	-03%	-11%
c. Renter-Occpd	248 19%	558 36%	681 42%	+27%	+06%	+33%	+125%	+22%	+175%
3. HOUSEHOLDS									
a. Total Hshlds	1313	1536	1629				+17%	+06%	+24%
b. Persons per Household	2.88	2.47	2.22				-.41 (14%)	-.25 (10%)	-.66 (23%)

INFORMATION TRACT 3224	1960 (%) of total	1970 (%) of total	1980 (%) of total	% Change (as a %)			% Change 1960-1970 of whole #'s	% Change 1970-1980 of whole #'s	% Change 1960-1980 of whole #'s
				60-70	70-80	60-80			

#### 4. FAMILIES

a. Median Income in \$	7503	10106	17643				+35%	+75%	+135%
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#### 5. EDUCATION COMPLETED \*

a. 0-11 years	985 41%	867 36%	712 31%	-05%	-05%	-10%	-12%	-18%	-28%
b. High School	900 37%	987 41%	839 36%	+04%	-05%	-01%	+10%	-15%	-07%
c. College (1 or more years)	525 22%	560 23%	770 33%	+01%	+10%	+11%	+07%	+38%	+47%
	(2410 total)	(2414 total)	(2321 total)						

\* 25+ years



**CENSUS TRACT 3225**

INFORMATION TRACT 3225	1960 (%) of total	1970 (%) of total	1980 (%) of total	% Change (as a %)			% Change 1960-1970 of whole #'s	% Change 1970-1980 of whole #'s	% Change 1960-1980 of whole #'s
				07	08	09			
1. TOTAL POPULATION	3629	3207	2220						
a. Male	1698 47%	1473 46%	904 41%	-01%	-05%	-06%	-12%	-31%	-29%
b. Female	1931 53%	1734 54%	1316 59%	+01%	+05%	+06%	-13%	-39%	-47%
c. Under 5 yrs	368 10%	260 08%	177 08%	-02%	00%	-02%	-10%	-24%	-32%
d. 5-19 years	1094 30%	1193 37%	489 22%	+07%	-15%	-08%	-29%	-32%	-52%
e. 20-59 years	1699 47%	1184 37%	1014 46%	-10%	+09%	-01%	+09%	-59%	-55%
f. 60-64 years	157 04%	145 05%	102 05%	+01%	00%	+01%	-30%	-14%	-40%
g. 65+older	311 09%	426 13%	438 20%	+04%	+07%	+11%	-08%	-30%	-35%
h. Black	50 01%	175 05%	911 41%	+04%	+36%	+40%	+37%	+03%	+41%
i. White	3570 98%	2996 93%	1278 58%	-05%	-35%	-40%	+250%	+421%	+1722%
j. Single Male	273 25%	296 34%	236 37%	+09%	+03%	+11%	-16%	-57%	-64%
k. Married Mal	799 73%	545 62%	306 48%	-11%	-14%	-25%	+08%	-20%	-14%
l. Divorced Mal	19 02%	38 04%	90 14%	+02%	+10%	+12%	-32%	-44%	-62%
Total Males				+02%	+10%	+12%	+100%	+137%	+374%
in Group	1091	879	632						
m. Single Fem	324 27%	357 35%	340 42%	+08%	+07%	+15%	+10%	-05%	+05%
n. Married Fem	815 67%	554 55%	305 38%	-12%	-17%	-29%	-32%	-45%	-63%
o. Divorced Fem	78 06%	104 10%	158 20%	+04%	+10%	+14%	+33%	+52%	+103%
Total Females									
in Group	1217	1015	803						
2. HOUSING UNITS									
a. Total Units	1123	1024	978				-09%	-04%	-13%
b. Owner-Occpd	525 47%	422 41%	383 39%	-06%	-02%	-08%	-20%	-09%	-27%
c. Renter-Occpd	598 53%	602 59%	595 61%	+06%	+02%	+08%	+01%	-01%	>01%
3. HOUSEHOLDS									
a. Total Hshlds	1123	1024	978				-09%	-04%	-13%
b. Persons per Household	2.78	2.49	2.20						
Household							-09%	-04%	-13%
a. Total Hshlds	1123	1024	978				-09%	-04%	-13%
b. Persons per Household	2.78	2.49	2.20				-09%	-04%	-13%
Household							-09%	-04%	-13%
4. FAMILIES									
a. Median Income in \$	7000	8882	13005						
Household									
a. Median Income in \$	7000	8882	13005						
Household									

INFORMATION TRACT 3225	1960 (%) of total	1970 (%) of total	1980 (%) of total	% Change			% Change 1970-1980 of whole #'s	% Change 1960-1980 of whole #'s
				(as a %)	1960-1970 of whole #'s	1970-1980 of whole #'s		

60-70	70-80	80-90
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5. EDUCATION  
COMPLETED \*

- a. 0-11 years
- b. High School
- c. College  
(1 or more  
years)

931 48%	798 52%	543 41%	-14%	-32%	-42%
621 32%	512 33%	482 37%	-18%	-06%	-22%
376 20%	226 15%	287 22%	-40%	+27%	-24%
(1928 total)	(1536 total)	(1312 total)			

\* 25+ years

**KEYSTONE-KESSLER NEIGHBORHOOD TOTAL**

INFORMATION TRACT	1960 (%) of total	1970 (%) of total	1980 (%) of total	% Change (as a %)		% Change 1960-1970 of whole #'s	% Change 1970-1980 of whole #'s	% Change 1960-1980 of whole #'s
				02-09	08-09			
NEIGHBORHOOD								
TOTAL								
1. TOTAL POPULATION	12659	12223	10355					
a. Male	5963 47%	5657 46%	4678 45%	-01%	-01%	-02%	-15%	-18%
b. Female	6696 53%	6566 54%	5677 55%	+01%	+01%	+02%	-17%	-22%
c. Under 5 years	1256 10%	928 08%	743 07%	-02%	-01%	-03%	-14%	-15%
d. 5-19 years	3282 26%	3083 25%	1788 17%	-01%	-08%	-09%	-20%	-41%
e. 20-59 years	6553 52%	5746 47%	5585 54%	-05%	+07%	+02%	-42%	-46%
f. 60-64 years	558 04%	791 06%	519 05%	+02%	-01%	+01%	-03%	-15%
g. 65+older	1010 08%	1676 14%	1720 17%	+06%	+03%	+09%	-34%	-07%
h. Black	50701%	260 02%	2410 23%	+01%	+21%	+23%	+03%	+70%
i. White	12593 99%	11898 97%	7829 76%	-02%	-21%	-23%	+827%	+4720%
j. Single Males	776 19%	1062 26%	1100 31%	+07%	+05%	+12%	-34%	-38%
k. Married Males	3297 80%	2868 70%	2093 59%	-10%	-11%	-21%	+04%	+42%
l. Divorced Mal	43 01%	153 04%	364 10%	+03%	+06%	+09%	-27%	-37%
Total Males							+138%	+747%
in Group	4116	4083	3557					
m. Single Fem	883 20%	1114 26%	1217 32%	+06%	+06%	+12%	+09%	+38%
n. Married Fem	3285 75%	2900 67%	2095 54%	-08%	-13%	-21%	-28%	-36%
o. Divorced Fem	214 05%	342 08%	551 14%	+03%	+06%	+09%	+61%	+157%
Total Females								
in Group	4382	4356	3863					
2. HOUSING UNITS								
a. Total Units	4075	4428	4611				+04%	+13%
b. Owner-Occpd	3115 76%	2872 65%	2833 61%	-11%	-04%	-15%	-01%	-09%
c. Renter-Occpd	960 24%	1556 35%	1778 39%	+11%	+04%	+15%	+14%	+85%
3. HOUSEHOLDS								
a. Total Hshlds	4070	4428	4611				+04%	+13%
b. Persons per Household	2.95	2.57	2.22					

INFORMATION TRACT	1960 (%) of total	1970 (%) of total	1980 (%) of total	% Change (as a %)	% Change 1960-1970 of whole #'s	% Change 1970-1980 of whole #'s	% Change 1960-1980 of whole #'s
NEIGHBORHOOD TOTAL				60-09 08-09 08-07			
5. EDUCATION COMPLETED *							
a. 0-11 years	2661 35%	2407 33%	1720 25%	-02% -08% -10%	-10%	-29%	-35%
b. High School	2629 35%	2761 38%	2347 35%	+03% -03% 00%	+05%	-15%	-11%
c. College (1 or more Years)	2228 30% (7518 total)	2041 28% (7209 total)	2684 40% (6751 total)	-02% +12% +10%	-08%	+32%	+20%
* 25+ years							

**WASHINGTON TOWNSHIP**

INFORMATION TRACT	1960 (%) of total	1970 (%) of total	1980 (%) of total	% Change (as a %)			% Change 1960-1970 of whole #'s	% Change 1970-1980 of whole #'s	% Change 1960-1980 of whole #'s
				60-70	70-80	80-89			
WASHINGTON TOWNSHIP									
1. TOTAL POPULATION	97861	126136	129008						
a. Male	46523 48%	59826 47%	60321 47%	-01%	00%	-01%	+29%	+02%	+32%
b. Female	51338 52%	66310 53%	68684 53%	+01%	00%	+01%	+29%	+01%	+30%
c. Under 5 yrs	9494 10%	9182 07%	7965 06%	-03%	-01%	-04%	-03%	+04%	+34%
d. 5-19 years	26478 27%	37075 29%	28577 22%	+02%	-07%	-05%	+40%	-13%	-16%
e. 20-59 years	50069 51%	63805 51%	68660 53%	00%	+02%	+02%	+27%	-23%	+08%
f. 60-64 years	3419 03%	4726 04%	5137 04%	+01%	00%	+01%	+38%	+08%	+37%
g. 65-older	8891 09%	12978 10%	16618 13%	+01%	+03%	+04%	+46%	+09%	+50%
h. Black	5071 05%	15222 12%	30528 24%	+07%	+12%	+19%	+200%	+101%	+502%
i. White	92665 95%	110360 88%	96912 76%	-07%	-12%	-19%	+19%	-12%	+05%
j. Single Males	6329 20%	11368 26%	13971 31%	+06%	+05%	+11%	+80%	+23%	+121%
k. Married Males	25191 79%	30430 71%	28481 62%	-08%	-09%	-17%	+21%	-06%	+13%
l. Divorced Mal	404 01%	1192 03%	3178 07%	+02%	+04%	+06%	+195%	+167%	+687%
Total Males									
in Group	31924	42990	45630						
m. Single Fem	6834 20%	11443 25%	14427 30%	+05%	+05%	+10%	+67%	+26%	+111%
n. Married Fem	25301 76%	30813 68%	28512 59%	-08%	-09%	-17%	+22%	-07%	+13%
o. Divorced Fem	1262 04%	2741 06%	5697 12%	+02%	+06%	+08%	+117%	+108%	+351%
Total Females									
in Group	33397	44997	48636						
2. HOUSING UNITS									
a. Total Units	30287	41504	51696				+37%	+25%	+71%
b. Owner-Occpd	24167 80%	28595 69%	30824 60%	-11%	-09%	-20%	+18%	+08%	+28%
c. Renter-Occpd	6120 20%	12909 31%	20872 40%	+11%	+09%	+20%	+111%	+62%	+241%
3. HOUSEHOLDS									
a. Total Hshlds	30282	41505	51768				+37%	+25%	+71%
b. Persons per Household	--	---	2.44						
4. FAMILIES									
a. Median Income in \$	--	---	25628						



INFORMATION TRACT	1960 (%) of total	1970 (%) of total	1980 (%) of total	% Change (as a %)			% Change 1960-1970 of whole #'s	% Change 1970-1980 of whole #'s	% Change 1960-1980 of whole #'s
				60-70	70-80	80-89			

WASHINGTON  
TOWNSHIP

5. EDUCATION  
COMPLETED \*

a. 0-11 yrs	15988 27%	15659 22%	12891 16%	-05%	-06%	-11%	-02%	-18%	-19%
b. High School	17509 30%	22310 31%	23821 30%	+01%	-01%	00%	+27%	+09%	+36%
c. College									
(1 or more years)	25062 43%	34281 47%	42405 54%	+04%	+07%	+11%	+37%	+24%	+69%
	(58559 total)	(72250 total)	(79117 total)						

\* 25+ years old

**MARION COUNTY**

INFORMATION TRACT MARION COUNTY	1960 (%) of total	1970 (%) of total	1980 (%) of total	% Change (as a %)			% Change 1960-1970 of whole #'s	% Change 1970-1980 of whole #'s	% Change 1960-1980 of whole #'s
				07-09	08-09	08-09			
1. TOTAL POPULATION	698168	792299	765233				+13%	-03%	+10%
a. Male	334238 48%	379655 48%	364199 48%	00%	00%	00%	+14%	-04%	+09%
b. Female	361596 52%	412644 52%	401034 52%	00%	00%	00%	+14%	-03%	+11%
c. Under 5 yrs	84931 12%	70867 09%	57075 07%	-03%	-02%	-05%	-17%	-19%	-33%
d. 5-19 years	180462 26%	238095 30%	186967 24%	+04%	-06%	-02%	+32%	-21%	+04%
e. 20-59 years	345199 49%	383714 48%	409179 53%	-01%	+05%	+04%	+11%	+07%	+19%
f. 60-64 years	27249 04%	31485 04%	32714 04%	00%	00%	00%	+16%	+04%	+20%
g. 65-older	59194 08%	68138 09%	79298 10%	+01%	+01%	+02%	+15%	+16%	+34%
h. Black	99912 14%	134486 17%	153310 20%	+03%	+03%	+06%	+35%	+14%	+53%
i. White	596835 85%	655283 83%	601092 80%	-02%	-03%	-05%	+10%	-08%	+01%
j. Single Males	46989 21%	67786 26%	79962 30%	+05%	+04%	+09%	+44%	+18%	+70%
k. Married Male	166933 76%	180834 70%	160013 61%	-06%	-09%	-15%	+08%	-12%	-04%
l. Divorced Mal	7067 03%	11277 04%	22969 09%	+01%	+05%	+06%	+60%	+104%	+225%
Total Men									
in Group	220989	259897	262944						
m. Single Fem	44032 20%	63789 24%	74638 28%	+04%	+04%	+08%	+45%	+17%	+70%
n. Married Fem	168841 78%	184285 69%	159642 59%	-09%	-10%	-19%	+09%	-13%	-05%
o. Divorced Fem	2523 01%	19914 07%	35484 13%	+06%	+06%	+12%	+689%	+78%	+1306%
Total Females									
in Group	215396	267988	269764						
2. HOUSING UNITS									
a. Total Units	211798	251522	285092				+19%	+13%	+35%
b. Owner-Occpd	136064 64%	154941 62%	168539 59%	-02%	-03%	-05%	+14%	+09%	+24%
c. Renter-Occpd	75734 36%	96581 38%	116553 41%	+02%	+03%	+05%	+28%	+21%	+54%
3. HOUSEHOLDS									
a. Total Hshlds	211798	257522	285092				+22%	+11%	+35%
b. Persons per Household	3.23	3.09	2.63						
							-0.14 (-04%)	-0.46 (-15%)	-0.60 (-19%)
4. FAMILIES									
a. Median Income in \$	6609	10819	17400				+64%	+61%	+163%

INFORMATION	1960 (%)	1970 (%)	1980 (%)	% Change	% Change	% Change	% Change
TRACT	of total	of total	of total	(as a %)	of whole #'s	of whole #'s	of whole #'s
MARION				60-70	70-80	80-90	1960-1980
COUNTY							

5. EDUCATION  
COMPLETED \*

a. 0-11 years	211788 54%	187324 45%	144440 33%	-09%	-11%	-20%	-32%
b. High School	106910 27%	139866 33%	163470 37%	+06%	+04%	+10%	+53%
c. College							
(1 or more years)	71122 18%	92348 22%	136146 31%	+04%	+09%	+13%	+91%
	(389820 total)	(419538 total)	(444056 total)				

\* 25+ years

# **APPENDIX C**

GENERAL DEMOGRAPHICS FOR FAMILIES AND HOUSEHOLDS  
IN KEYSTONE-KESSLER

MARITAL STATUS BY SEX, PERSONS 15 YEARS AND OVER

<u>Male</u>		
Single		1,100
Married, not separated		2,093
Separated		59
Widowed		118
Divorced		364
<u>Female</u>		
Single		1,217
Married, not separated		2,095
Separated		95
Widowed		777
Divorced		551

PERSONS IN FAMILIES AND HOUSEHOLDS

<u>Total Persons</u>		10,355
In Family Households		
Householder		2,689
Spouse		2,054
Other Relative		3,090
Nonrelative		112
In Nonfamily Households		
Male Householder		707
Female Householder		1,215
Nonrelative		367
In Group Quarters		
Inmate of Institution		48
Other		73

PERSONS UNDER 18 YEARS 2,279

In Households		
Householder or Spouse		2
Own Children of Householder		
In Couple Family		1,533
In Other Family		586
Other Relative		121
Nonrelative		34
In Group Quarters		
Inmate of Institution		1
Other		0

<u>RELATED CHILDREN</u>	2,240
Under 5 years	728
5-17 years	1,512
 <u>PERSONS 65 YEARS AND OVER</u>	 1,720
In Family Households	
Householder	542
Spouse	343
Other Relative	102
Nonrelative	3
In Nonfamily Households	
Male Householder	96
Female Householder	574
Nonrelative	17
In Group Quarters	
Inmate of Institution	42
Other	1
 <u>HOUSEHOLD TYPES</u>	 4,611
<u>Total Households</u>	
One Person Households	
Male Householder	513
Female Householder	1,092
Two or more person Households	
Family Households	
Married-Couple Family	2,054
M/No Wife Present	123
F/No Husband Present	512
Nonfamily Households	
Male Householder	194
Female Householder	123
 <u>HOUSEHOLDS WITH ONE OR MORE PERSONS UNDER 18 YEARS</u>	 1,198
Married-Couple Family	825
Other Family	
M/No Wife Present	52
F/No Wife Present	305
Nonfamily Households	16
 <u>HOUSEHOLDS WITH ONE OR MORE PERSONS 60 YEARS AND OVER</u>	 1,631
One Person Households	773
Two or More Person Households	
Family Households	827
Nonfamily Households	31

HOUSEHOLDS WITH ONE OR MORE PERSONS 65 YEARS AND OVER 1,304

One Person Households	653
Two or More Person Households	
Family Households	629
Nonfamily Households	22

HOUSEHOLDS WITH ONE OR MORE NONRELATIVES PRESENT 410

PERSONS PER HOUSEHOLD 2.22

PERSONS PER FAMILY 3.02

EMPLOYED PERSONS 16 YEARS AND OVER BY INDUSTRY

Agriculture, Forestry, Fisheries, Mining	33
Construction	259
Manufacturing	
Nondurable Goods	292
Durable Goods	525
Transportation	229
Communications and Other Utilities	146
Wholesale Trade	296
Retail Trade	1,032
Finance, Insurance, Real Estate	422
Business, Repair Services	301
Personal, Entertainment, Recreational Services	243
Professional Services	
Health Services	587
Educational Services	403
Other Professional	295
Public Administration	294

EMPLOYED PERSONS 16 YEARS AND OVER BY OCCUPATION

Managerial and Professional Specialty Occupations	
Executive, Administrative, Managerial	537
Professional	1,024
Technical, Sales and Administrative Support	
Technicians	205
Sales	763
Admin. Support, Clerical	1,119
Service	
Private Household	35
Protective Service	51
Other Service	614
Farming, Forestry, Fishing	31
Precision Production, Crafts and Repair	547



Operators, Fabricators, Laborers, Machine Operator	
Assembler	401
Trans., Material Moving	164
Handlers, Equipment Cleaners, Helpers, Laborers	166

CLASS OF WORKERS FOR WORKERS 16 YEARS AND OVER

Private Wage and Salary	4,233
Federal Government	241
State Government	310
Local Government	357
Self-Employed	201
Unpaid Family	15

CIVILIANS 16 YEARS AND OVER BY VETERAN STATUS

Male	
Veteran	1,167
Nonveteran	2,503
Female	
Veteran	68
Nonveteran	4,588

VETERANS 16 YEARS AND OVER BY PERIOD OF SERVICE

May 1975 or Later Only	39
Vietnam Era	428
Korean Conflict	139
World War II	468
World War I	31
Other	130

LABOR FORCE STATUS OF PERSONS 16 YEARS AND OVER BY RACE AND SEX

WHITE

Males in Labor Force	
Armed Forces	5
Civilian Labor Force	
Employed	2,228
Unemployed	97
Males not in Labor Force	572
Females in Labor Force	
Armed Forces	7
Civilian Labor Force	
Employed	1,937
Unemployed	52
Females not in Labor Force	1,727

BLACK

Males in Labor Force	
Armed Forces	10
Civilian Labor Force	
Employed	515
Unemployed	55
Males not in Labor Force	155
Females in Labor Force	
Armed Forces	0
Civilian Labor Force	
Employed	569
Unemployed	71
Females not in Labor Force	215

PERSONS 16 YEARS AND OVER WHO WERE EMPLOYED IN 1979

Male	
In Labor Force and Worked in 1979	
With Unemployment	525
No Unemployment	2,486
Did Not Work	48
Not in Labor Force	1,659
Female	
In Labor Force and Worked in 1979	
With Unemployment	471
No Unemployment	2,469
Did Not Work	64
Not in Labor Force	1,659

PERSONS 16 YEARS AND OVER WHO WERE UNEMPLOYED IN 1979

<u>TOTAL</u>	
Male	573
Female	535
White	
Male	434
Female	373
Black	
Male	139
Female	155

# KEYSTONE-KESSLER DATA SUMMARY

## Population

<u>Census Tract</u>	<u>Total</u>	<u>White</u>	<u>Black</u>	<u>Spanish Origin</u>	<u>% White</u>	<u>% Black</u>
Marion County	765,233	601,092	155,310	6,818	78.6	20.3
Washington Township	129,008	96,912	30,528	926	75.1	23.7
3217	4,476	4,229	193	42	94.5	4.3
3224	3,659	2,322	1,306	26	63.5	35.7
3225	2,220	1,278	911	31	57.6	41.0
Keystone-Kessler	10,355	7,829	2,410	99	76.0	23.0

## Housing (Occupied)

<u>Census Tract</u>	<u>Total</u>	<u>Owner</u>	<u>Renter</u>	<u>Total Hsg./ % Vacancy</u>	<u>*% Owner</u>	<u>*% Renter</u>
Marion County	285,092	168,539	116,553	309,393/ 7.9	59.1	40.9
Washington Township	51,696	30,824	20,872	54,811/ 5.7	59.6	40.4
3217	2,004	1,502	502	2,040/ 1.8	75.0	25.0
3224	1,629	948	681	1,741/ 6.4	58.2	41.8
3225	978	383	595	1,043/ 6.2	39.2	60.8
Keystone-Kessler	4,611	2,833	1,778	4,284/ 4.0	61.0	39.0

\*Percentages computed from occupied housing totals

Age

<u>Census Tract</u>	<u>Average</u>	<u>0 - 18</u>	<u>19 - 64</u>	<u>65 +</u>
Marion County	33.2	244,042	441,893	79,298
Washington Township	35.7	35,265	77,125	16,618
3217	37.2	455	2,809	712
3224	35.1	910	2,179	570
3225	36.8	666	1,116	438
Keystone-Kessler	36.4	2,531	6,104	1,720

Sex

<u>Census Tract</u>	<u>Male</u>	<u>Female</u>	<u>% Male</u>	<u>% Female</u>
Marion County	364,199	401,034	48.0	52.0
Washington Township	60,323	68,685	47.0	53.0
3217	2,113	2,363	47.0	53.0
3224	1,661	1,998	45.0	55.0
3225	904	1,316	41.0	59.0
Keystone-Kessler	4,678	5,677	45.0	55.0

Income

<u>Census Tract</u>	<u>Mean Family Income - White</u>	<u>Mean Family Income - Black</u>
Marion County	\$25,021	\$17,710
Washington Township	\$33,701	\$22,036
3217	\$22,910	\$23,973
3224	\$16,454	\$19,615
3225	\$14,330	\$16,194
Keystone-Kessler	\$18,538 (Black and White)	

Mean Household Income

Marion County	\$20,445
Washington Township	\$26,007
3217	\$20,069
3224	\$15,007
3225	\$13,202
Keystone-Kessler	\$16,092

# **APPENDIX D**

POPULATION CHARACTERISTICS		Broad Ripple Village #	%	Keystone- Kessler Neighborhood #	%	Meridian- Kessler Neighborhood #	%	Butler- Tarkington Neighborhood #	%	NPA Comparison #	%
POPULATION TOTAL (AREA)		4,763		10,657		16,574		9,599		402,791	
RACE											
	White	4,692		7,824		10,501		4,237		266,715	
	Black	40	0.8%	2,703	25.4%	5,919	35.70%	5,263	54.8%	131,868	32.7%
	American Indian, Eskimos, Aleuts	4		22		25		5		659	
	Asian & Pacific Islanders	19		63		57		40		1,658	
	Spanish Origin	31	0.6%	72	0.7%	116	0.70%	70	0.7%	3,734	0.9%
AGE											
	0- 5	296		785		1,389		463			
	5- 9	137		639		1,314		491			
	10-14	141		579		1,349		584			
	15-19	148		674		1,455		1,271			
	20-24	447		1,102		1,240		1,356			
	25-29	880		1,556		1,904		648			
	30-34	487		954		1,787		577			
	35-44	307		839		1,801		815			
	45-54	287		755		1,349		900			
	55-59	232		533		633		564			
	60-64	281		520		518		509			
	65-74	604		1,025		959		840			
	75-84	402		682		661		468			
	85 & Over.	114		184		215		113			
	Median Age		33.4%		33.7%		29.00%		29.9%		29.3%
	% Under 15		12.1%		16.8%		24.40%		16.0%		23.2%
	% = 65		23.2%		17.7%		10.50%		14.8%		12.1%

POPULATION CHARACTERISTICS		Broad Ripple Village	Keystone- Kessler Neighborhood		Meridian- Kessler Neighborhood		Butler- Tarkington Neighborhood		NPA Comparison		
		#	%	#	%	#	%	#	%	#	%
HOUSEHOLD		2,514		4,701		5,938		3,145			
Number of Persons in Household											
1	1,072	42.6%	1,618	34.4%	1,519	25.60%	765	24.3%		27.8%	
2	945	37.6%	1,688	35.9%	1,811	30.50%	1,137	36.2%		30.3%	
3	294		626		905		462				
4	148		427		776		405				
5	35		185		427		204				
6	20		157		500		172				
Number of Persons in Group Quarters											
	24	0.9%	121	2.6%	14	0.20%	1,366	43.4%		1.6%	
Persons 65 Years of Age and Older											
Family Householder	617	55.0%	991	69.6%	1,168	54.00%	1,011	71.3%		59.7%	
Non-Family Househ.	468	43.0%	667	37.5%	630	34.30%	372	26.2%		35.2%	
Group Quarters	23	24.0%	43	2.5%			3	0.2%		5.0%	
MARITAL STATUS											
Male, 15 years & over	1,745		3,825		5,713		3,601				
Single	483	27.7%	1,124	29.4%	1,953	34.20%	1,471	40.8%		31.0%	
Now Married, Except Separated	1,047	60.0%	2,139	55.9%	3,119	54.60%	1,736	48.2%		53.5%	
Separated	18	1.0%	65	1.7%	101	1.80%	76	2.1%		2.7%	
Widowed	59	3.3%	121	3.2%	144	2.50%	110	3.1%		3.3%	
Divorced	138	7.9%	376	9.8%	396	6.90%	208	5.7%		9.4%	
Female, 15 years & over											
Single	585	23.9%	1,245	25.8%	1,906	28.00%	1,655	37.1%		25.0%	
Now Married, Except Separated	1,049	42.9%	2,140	44.3%	3,129	45.90%	1,737	38.9%		45.8%	
Separated	29	1.0%	102	2.1%	203	30.00%	97	2.2%		34.1%	
Widowed	483	19.7%	779	16.1%	NA		552	12.4%		14.0%	
Divorced	298	12.2%	563	11.6%	NA		419	9.4%		11.9%	
Total Separated or Divorced -											
Male & Female	483	15.5%	1,106	12.8%	NA		800	9.9%		19.2%	

POPULATION CHARACTERISTICS									
	Broad Ripple Village #	%	Keystone- Kessler Neighborhood #	%	Meridian- Kessler Neighborhood #	%	Butler- Tarkington Neighborhood #	%	NPA Comparison #
FAMILY TYPE BY PRESENCE OF OWN CHILDREN									
Families	1,370		2,737		3,100		2,245		
With Own Children Under 18 Years	420		1,171	42.8%	1,943	62.70%	940	41.9%	51.6%
Married-Couple Families	1,067	77.9%	2,134	78.0%	1,968	63.50%	1,735	77.3%	73.9%
With Own Child Under 18	333		862	31.5%	1,177	37.00%	692	30.8%	35.8%
Female Householder -									
No Husband Present	255	18.6%	482	17.6%	952	30.70%	448	19.9%	21.8%
With Own Children Under 18	80		264	9.6%	668	21.50%	220	98.0%	13.9%
Male Householder -									
No Wife Present	48	3.5%	121	4.4%	180	5.80%	62	2.7%	4.0%
RESIDENCE 5 YEARS EARLIER (1975)									
Persons 5 Years & Over	4,545		9,955		11,473		9,246		
Same House	2,523	55.5%	4,692		6,824	59.50%	5,421	58.6%	52.4%
Different House in U.S.	1,931		5,079	51.0%	4,649		3,758		46.9%
Same Country									
Different Country	1,285		3,606		3,958		2,046		
Same State	646		1,473		691		1,712		
Different State	325		792		132		828		
Abroad	321		681		559		884		
	91		184		0		67		
NATIVITY & PLACE OF BIRTH									
Total Persons	4,923		10,561		16,557		9,589		
Native	4,743	96.3%	10,196	96.5%	16,212	97.90%	9,456	98.6%	98.2%
Born in State of Residence	3,389	71.4%	7,173	67.9%	11,228	67.80%	5,353	55.8%	65.5%
Born in Different State	1,325	27.9%	2,965	28.1%	4,912	29.70%	4,078	42.5%	32.4%
Born Abroad, At Sea, Etc.	29	0.6%	58	0.5%	72	0.40%	25	0.2%	0.2%
Foreign Born	180	3.7%	365	3.4%	345	2.10%	133	1.4%	1.8%



POPULATION CHARACTERISTICS									
	Broad Ripple Village #	%	Keystone- Kessler Neighborhood #	%	Meridian- Kessler Neighborhood #	%	Butler- Tarkington Neighborhood #	%	NPA Comparison #
LANGUAGE SPOKEN AT HOME									
Persons 5 to 17 Years	368		1,573		3,634		1,515		
Speak Only English	349		1,511		3,563		1,476		
Speak a Language Other Than English	19	5.2%	62	3.9%	71	1.90%	39	2.5%	2.6%
Persons 18 Years & Over	4,229		8,215		11,586		7,632		
Speak Only English	4,084		7,794		11,111		7,442		
Speak a Language Other Than English	145	3.4%	421	5.1%	475	4.10%	190	2.5%	3.1%
MEANS OF TRANSPORTATION TO WORK									
Workers 16 Years and Over	10,087		5,357		7,759		4,417		
Car, Truck, or Van	2,306	88.4%	4,746	88.6%	6,653	85.80%	3,610	81.7%	86.3%
Drive Alone	1,882	72.2%	3,674	68.6%	5,112	65.90%	2,747	62.2%	65.4%
Car Pool	424	16.2%	1,072	20.0%	1,541	19.90%	863	19.5%	20.9%
Public Transportation	102	3.9%	340	6.3%	730	9.40%	369	8.3%	7.9%
Walk, Work at Home, Other	200	7.6%	271	5.1%	376	4.80%	438	9.9%	5.7%
SCHOOL ENROLLMENT									
Persons 3 Years & Over	789		2,186		4,961		3,699		
Enrolled in School	84		133		358		135		
Nursery School	13		65		89		26		
Public School	71		68		269		109		
Private School									
Kindergarten & Elementary (1-8)	253		1,100		2,482		984		
Public School	132	52.8%	838	76.2%	1,688	68.00%	705	71.6%	87.0%
Private School	121	47.8%	262	23.8%	794	32.00%	279	28.4%	13.0%
High School (1-4 Years)	135		452		1,253		557		
Public School	76	56.2%	312	69.0%	933	74.50%	441	79.2%	88.5%
Private School	59	43.7%	140	31.0%	320	25.50%	116	20.8%	4.4%
College	317		501		868		2,023		
Public School	259	81.7%	433	86.4%	746	85.90%	454	22.4%	79.2%
Private School	58	18.3%	68	13.6%	122	14.10%	1,569	77.6%	20.7%

POPULATION CHARACTERISTICS		Broad' Ripple Village	Keystone Kessler Neighborhood	Meridian-Kessler Neighborhood	Butler-Tarkington Neighborhood	NPA Comparison
	#	%	#	#	#	#
YEARS OF SCHOOL COMPLETED						
Persons 25 Years Old and Over	3,729		6,845	9,823	5,442	
Elementary (0-8 Years)	233		736	715	565	
High School (1-3 Years)	341		1,007	927	722	
High School (4 Years)	1,197		2,422	2,567	1,325	
College (1-3 Years)	657		1,381	1,770	1,017	
College (4 or More Years)	1,301		1,299	3,844	1,813	
High School Drop-outs		6.2%				10.4%
High School Graduates		84.6%				76.4%
College (4 or More Years)		34.9%				33.3%
LABOR FORCE STATUS						
Persons 16 Years & Over	4,292		8,466	12,249	7,949	
Labor Force	2,704	62.9%	5,777	8,519	4,862	61.2%
Females 16 Years and Over	2,545		4,726	6,688	4,441	
Labor Force	1,336	52.5%	2,770	3,947	2,499	56.3%
Females 16 Years and Over With Own Children	2,545		2,545	6,688	4,441	
Under 6 Years	235		629	1,063	330	
In Labor Force	104		328	632	190	
With Own Children 6-17						
Years Only	175		544	1,287	634	
In Labor Force	125		431	887	534	
Unemployment Rate		2.3%				
WORKERS IN FAMILY IN 1979						
Families	1,370		2,737	4,097	2,245	
No Workers	260	20.0%	329	296	237	10.6%
1 Worker	443	32.3%	825	1,283	687	30.6%
2 or More Workers	667	48.7%	1,583	2,518	1,321	58.8%
						12.9%
						34.1%
						53.0%

POPULATION CHARACTERISTICS		Broad Ripple Village #	%	Keystone- Kessler Neighborhood #	%	Meridian- Kessler Neighborhood #	%	Butler- Tarkington Neighborhood #	%	NPA Comparison #	%
CLASS OF WORKER											
Employed Persons 16 Years and Older		2,636		5,469		7,972		4,534			
Private Wage and Salary Workers		1,962	74.40%	4,316	78.90%	5,878	73.7%	3,135	69.1%		78.2%
Federal Government Workers		79	3.00%	257	4.70%	296	3.7%	371	8.2%		4.7%
State Government Workers		200	7.60%	323	5.90%	549	6.9%	334	7.4%		5.1%
Local Government Workers		188	7.10%	369	6.70%	693	8.7%	467	10.3%		7.7%
Self-employed Workers		207	7.90%	189	3.50%	530	6.6%	222	4.8%		4.0%
Unpaid Family Workers				15	0.20%	26	0.3%	5	0.1%		0.2%
OCCUPATION (WORK BY PERSON)											
Employed Persons 16 Years and Older		2,636		5,469		7,972		4,534			
Managerial and Professional Specialties											
Technical, Sales, and Administrative Occupations		1,052	39.9%	1,280	23.40%	3,018	37.9%	1,514	33.4%		20.3%
Support Occupations		954	36.2%	2,135	39.00%	2,561	32.1%	1,481	32.7%		31.8%
Service Occupations		260	9.9%	718	13.10%	1,050	13.2%	742	16.4%		16.5%
Farming, Forestry, and Fishing Occupations		27	1.0%	31	0.50%	12	0.1%	16	0.3%		0.4%
Precision Production, Craft, and Repair Occupations		202	7.7%	550	10.10%	467	5.9%	264	8.0%		9.9%
Operators, Fabricators, and Laborers		141	5.3%	755	13.80%	864	10.8%	517	11.4%		21.1%

POPULATION CHARACTERISTICS										
	Broad Ripple Village		Keystone- Kessler Neighborhood		Meridian- Kessler Neighborhood		Butler- Tarkington Neighborhood		NPA Comparison	
	#	%	#	%	#	%	#	%	#	%
INDUSTRY (MAIN ACTIVITY OF EMPLOYER)										
Employed Persons 16 Years and Over	2,636		5,469		7,972		4,534			
Agriculture, Forestry, Fishing and Mining	37	1.4%	33	0.60%	12	0.2%	7	0.1%		0.5%
Construction	69	2.6%	260	4.80%	232	2.9%	108	2.4%		4.0%
Manufacturing	280	10.6%	837	15.30%	1,203	15.1%	806	17.8%		23.0%
Transportation	25	0.9%	241	4.40%	277	3.5%	168	3.7%		4.6%
Communications & Other										
Public Utilities	76	2.9%	157	2.90%	253	3.2%	111	2.4%		2.6%
Wholesale Trade	151	5.7%	301	5.50%	414	5.2%	98	2.2%		5.0%
Retail Trade	505	19.2%	1,063	19.40%	1,301	16.3%	541	11.9%		16.8%
Finance, Insurance, Real Estate	265	10.1%	417	7.60%	674	8.5%	219	4.8%		7.2%
Business & Repair Service	160	6.1%	309	5.60%	391	4.9%	178	3.9%		4.4%
Personal Entertainment & Recreational Services	100	3.8%	236	4.30%	368	4.6%	244	5.4%		4.8%
Professional and Related Services	756	28.7%	1,317	24.10%	2,346	29.4%	1,646	36.3%		21.7%
Public Administration	212	8.0%	298	5.40%	501	6.3%	408	9.0%		5.4%
INCOME IN 1979										
Households	2,572		4,694		5,968		3,186			
Median	\$16,745		\$15,626		\$20,757		\$20,438		\$14,912	
Mean	\$18,676		\$16,749		\$25,002		\$23,668		\$18,444	
-----										
Families	1,370		2,737		4,097		2,245			
Median	\$19,724		\$19,004		\$24,068		\$23,295		\$18,196	
Mean	\$22,074		\$19,605		\$28,528		\$26,821		\$21,621	
-----										
Unrelated Individuals	1,408		2,484		2,596		2,585			
Median	\$11,716		\$9,580		\$11,261		\$3,365			
Mean	\$12,533		\$10,276		\$12,486		\$7,007		\$7,022	
Per Capita	\$9,755		\$7,526		\$9,051		\$8,109		\$9,064	

POPULATION CHARACTERISTICS	Broad Ripple Village		Keystone- Kessler Neighborhood		Meridian- Kessler Neighborhood		Butler- Tarkington Neighborhood		NPA Comparison	
	#	%	#	%	#	%	#	%	#	%
HOUSEHOLD INCOME TYPE										
IN 1979										
With Earnings	N=1937		N=3784		N=5082		N=2675			
Mean Earnings	\$19,144		\$16,841		\$24,284		\$22,341		\$18,999	
With Soc. Sec. Income	N= 869		N=1398		N=1411		N=1013			
Mean Social Security										
Income	\$5,042		\$4,460		\$4,261		\$4,403		\$4,201	
With Public Assistance										
Income	N= 82		N= 199		N= 368		N= 171			
Mean Public Assistance										
Income	\$2,412		\$2,487		\$2,097		\$2,034		\$2,177	
MEAN FAMILY INCOME IN 1979										
BY WORKERS IN FAMILY IN 1979										
No Workers	\$16,176		\$10,900		\$17,853		\$10,938		\$9,654	
1 Worker	\$20,631		\$16,616		\$25,413		\$25,662		\$18,054	
2 or More Workers	\$25,332		\$22,972		\$31,370		\$30,274		\$26,842	
INCOME IN 1979 BELOW										
POVERTY LEVEL										
Families	12	0.9%	158	5.8%	233	5.7%	131	5.8%		12.3%
Persons	194	4.0%	931	8.9%	1,381	8.4%	624	7.6%		15.9%
65 Years and Older	69	6.0%	136		159		154			

POPULATION CHARACTERISTICS		Broad Ripple Village #	%	Keystone-Kessler Neighborhood #	%	Meridian-Kessler Neighborhood #	%	Butler-Tarkington Neighborhood #	%	NPA Comparison #	%
HOUSING CHARACTERISTICS											
GENERAL											
Total Year Round Housing Units		2,582		4,918		6,229		3,273		164,307	
Vacant		68	2.6%	217	4.4%	291	4.7%	128	3.9%		9.3%
Owner Occupied Housing Units		1,420	56.5%	2,901	59.0%	4,159	66.8%	2,492	76.1%		52.8%
Renter Occupied Housing Units		1,094	43.5%	1,800	36.6%	1,779	28.5%	653	20.0%		37.8%
YEAR HOUSING BUILT											
1979 - March 1980		13		15		3		0			
1975 - 1978		0		23		11		0			
1970 - 1974		82		213		25		15			
1960 - 1969		392		669		447		217			
1950 - 1959		360		1,435	29.3%	359		403			15.6%
1940 - 1949		816		1,698	34.7%	1,177	19.0%	880			16.9%
1939 or earlier		1,001	37.6%	846		4,159	67.3%	1,808	54.6%		16.4%
Total		2,664		4,899		6,181		3,323			40.3%
BEDROOMS											
Owner-Occupied											
0 to 1		62	4.2%	111	3.8%	74	1.8%	88	3.5%		4.0%
2		818	55.9%	1,509	52.5%	1,043	25.4%	772	30.4%		36.2%
3 or more		584	39.9%	1,254	43.7%	1,993	48.5%	1,682	66.1%		59.7%
Total		1,464		2,874		4,110		2,542			
Renter-Occupied											
0 to 1		286	25.4%	616	34.0%	553	31.0%	202	30.9%		41.3%
2		741	65.8%	913	50.4%	640	35.8%	296	45.3%		33.8%
3 or more		99	8.8%	281	15.5%	593	33.2%	155	23.7%		19.8%
Total		1,126		1,810		1,786		653			

POPULATION CHARACTERISTICS		Broad Ripple Village	Keystone-Kessler Neighborhood	Meridian-Kessler Neighborhood	Butler-Tarkington Neighborhood	NPA Comparison
		#	#	#	#	#
		%	%	%	%	%
YEAR HOUSEHOLDER MOVED INTO NEW UNIT						
Owner Occupied						
1979 - March 1980		156	330	572	168	8,839
1975 - 1978		406	862	1,211	399	19,080
1970 - 1974		184	448	767	370	14,692
1960 - 1969		283	481	833	743	21,177
1950 - 1959		207	513	375	570	12,538
1949 or earlier		228	240	352	292	10,385
Total		1,464	2,874	4,110	2,542	86,711
Renter Occupied						
1979 - March 1980		359	770	678	268	26,466
1975 - 1978		409	648	572	150	21,289
1970 - 1974		202	174	281	82	7,680
1960 - 1969		118	130	251	110	4,696
1959 or earlier		38	88	67	43	2,118
Total		1,126	1,810	1,786	653	62,249
% of All Householders Living in Their Housing Unit 10 Years or More						
		48.6%	44.30%	48.5%	69.2%	49.2%
FUELS FOR HEATING						
Utility Gas		2,590	4,684	5,896	3,195	148,960
Electricity		1,761	3,552	4,341	2,392	74.9%109,432
Fuel, Oil, Kerosene		301	137	173	66	2.1% 14,286
Other		491	947	1,328	696	21.8% 21,672
		37	21	54	41	1.2% 2,305

POPULATION CHARACTERISTICS		Broad Ripple Village #	%	Keystone- Kessler Neighborhood #	%	Meridian- Kessler Neighborhood #	%	Butler- Tarkington Neighborhood #	%	NPA Comparison #	%
-----											
HOUSING CHARACTERISTICS											
MISCELLANEOUS											
Central Heating Present			98.7%		93.60%		95.3%		93.5%		90.6%
Some Air Conditioning			75.3%		73.40%		62.7%		64.7%		56.2%
Complete Kitchen											
Facilities			99.0%		99.80%		98.5%		98.2%		98.2%
Telephone			98.3%		95.40%		98.1%		97.8%		91.3%
-----											
Median Value to Specified Owner-Occupied Home		\$43,000		\$30,800		\$44,900		\$37,800		\$26,800	
-----											
Median Contract Rent Paid for Rented Housing Units		\$192		\$188		\$193		\$137		\$150	
-----											
Specified Owner-Occupied Housing Units Without A Mortgage			37.2%		32.50%		23.7%		33.4%		34.2%
-----											
VEHICLES AVAILABLE											
None		307	11.9%	362	7.70%	591	10.0%	295	9.2%	26,677	17.9%
1		1,289	49.8%	2,332	49.80%	2,385	40.5%	1,316	41.2%	60,465	40.6%
2		816	31.5%	1,616	34.50%	2,215	37.6%	1,200	37.6%	44,946	30.2%
3 or more		178	6.9%	374	8.00%	705	11.9%	384	12.2%	16,872	11.3%
-----											
Total		2,590		4,684		5,896		3,195		148,960	



# **APPENDIX E**

## BUILDING CONDITION RATINGS

The survey of building conditions conducted for this plan used the following categories as guides for an exterior rating. This is not meant to be an architectural assessment, but a general visual estimate of relative building conditions present in the neighborhood.

### SOUND

- Satisfactory or needs "handy man" operations.
- A primary structure that is adequate for its use or could be made so with a few relatively simple maintenance activities, such as paint with little preparation or patching.

### MINOR DETERIORATION

- Some lack of maintenance resulting in deterioration of the building.
- A primary structure that appears structurally stable, yet requires maintenance involving more considerable time, effort and materials, such as paint with extensive preparation, doors or windows in a dilapidated condition, gutters in need of replacement or repair.

### MAJOR DETERIORATION

- Hazardous neglect of the structure.
- A primary structure that requires structural correction and/or replacement of surface materials. Examples are: settling or crumbling foundations; leaning walls or chimneys; sagging of roof; extensive rotting of wood; loose masonry; doors or windows missing; minor fire damage.

### SUBSTANDARD

- Beyond repair.
- A primary structure not fit for use due to structural deterioration, (e.g., section of wall or roof missing, extensive fire damage, more than one major structural deterioration factor.)

KEYSTONE-KESSLER NEIGHBORHOOD PLAN  
BUILDING CONDITIONS SURVEY

Total (approx.) number of buildings in:

Subarea 1. (38th Street to 46th Street) . . . . .	829
Subarea 2. (46th Street to 52nd Street) . . . . .	1332
Subarea 3. (52nd Street to 56th Street) . . . . .	530
Subarea 4. (56th Street to Kessler Blvd.) . . . . .	<u>1216</u>

Neighborhood Total . . . . . 3907 bldgs.

Building Condition Category Breakdown by Subarea:

	<u>#</u>	<u>%</u>
Subarea 1 (38th Street to 46th Street)		
Sound	498	60.1%
Minor Deterioration	302	36.4%
Major Deterioration	29	3.5%
Substandard	0	0.0%

Subarea 2 (46th Street to 52nd Street)		
Sound	1080	81.1%
Minor Deterioration	231	17.3%
Major Deterioration	17	1.3%
Substandard	4	0.3%

Subarea 3 (52nd Street to 56th Street)		
Sound	516	97.3%
Minor Deterioration	12	2.3%
Major Deterioration	2	0.4%
Substandard	0	0.0%

Subarea 4 (56th Street to Kessler Blvd.)		
Sound	1190	97.9%
Minor Deterioration	25	2.0%
Major Deterioration	1	0.08%
Substandard	0	0.0%

NEIGHBORHOOD TOTALS

Sound	3284	84.0%
Minor Deterioration	570	14.6%
Major Deterioration	49	1.3%
Substandard	4	0.1%

# **APPENDIX F**

## Keystone-Kessler Neighborhood Plan

### Recent Traffic Counts for Primary and Secondary Arterial Thoroughfares in the Keystone-Kessler Neighborhood

#### Primary Arterials

- |   |   |   |
|---|---|---|
| 1. Kessler Boulevard<br>(17,754 - 1984 count)<br>Dropped since 1982 | - | From College Avenue<br>East to Keystone Avenue  |
| 2. 46th Street<br>(11,095 - 1984 count)<br>Dropped since 1981       | - | From College Avenue<br>East to Keystone Avenue  |
| 3. 38th Street<br>(25,246 - 1984 count)<br>Dropped since 1981       | - | From College Avenue<br>East to Fall Creek Pkwy. |
| 4. Fall Creek Parkway   |   |   |
| a. (33,178 - 1983 count)<br>Increased since 1981                    | - | From 38th Street<br>Northeast to 42nd Street    |
| b. (32,475 - 1983 count)<br>Increased since 1981                    | - | From 42nd Street<br>NE to Keystone Ave.         |
| 5. Keystone Avenue  |   |   |
| a. (30,322 - 1983 count)<br>Increased since 1981                    | - | From Fall Creek Pkwy.<br>North to 46th Street   |
| b. (31,168 - 1983 count)<br>Dropped since 1981                      | - | From 46th Street<br>North to 52nd Street        |
| c. (30,178 - 1983 count)<br>Dropped since 1981                      | - | From 52nd Street<br>North to 56th Street        |
| d. (30,662 - 1983 count)<br>Dropped since 1981                      | - | From 56th Street<br>North to Kessler Blvd.      |

#### Secondary Arterials

- |   |   |  |
|---|---|--|
| 1. 52nd Street<br>(10,953 - 1984 count)<br>Increased since 1982 | - | From College Avenue<br>East to Keystone Ave. |
|---|---|--|

\*Traffic counts for each thoroughfare segment are for a 24 hour period--unadjusted.

# **APPENDIX G**

KEYSTONE-KESSLER NEIGHBORHOOD VARIANCES GRANTED 1970-1985

NO.	CASE#	ADDRESS	LOCATION	COMMENTS
1.	70-V2-64	5885 Crittenden Ave.	SE corner of Kessler Blvd. and Crittenden Ave.	
2.	70-V1-71C	4508-10 N. Keystone Ave.	Keystone Ave. west side, 2nd-3rd, properties north of 45th St.	
3.	70-V2-81C	2374 E. 54th St.	54th St., north side; 3rd property west of Keystone Ave.	
4.	70-V2-91C	4612 N. Keystone Ave.	Keystone Ave., west side; 4th-5th properties north of 46th St.	
5.	70-V1-98C	4440 N. Keystone Ave.	Southwest corner of Keystone Avenue and Duke St. as well as the property directly to the south.	
6.	70-V2-122C	4514 Hillside Ave.	Hillside Ave., west side, four properties south of the alley south of 46th St.	
7.	71-V2-16C	4460 N. Keystone Ave.	Keystone Ave., west side, 4th property north of Duke St.	
8.	71-V1-18	4704-06 N. Keystone Ave.	Keystone Ave., west side, 7th-8th properties south of the Keystone Ave./N&W Railroad intersection	
9.	71-V1-28C	1121 E. 46th St.	46th St., south side, 2nd property east of the former Monon railroad tracks.	
10.	71-UV3-64C	2102 Clay St.	Clay St., north side, three properties east of the N&W railroad tracks.	
11.	71-UV2-83C	1121 E. 46th St.	46th St., south side, 2nd property east of the former Monon Railroad tracks.	
12.	71-UV3-162C	5326 Hillside Ave.	Hillside Ave., west side, 2nd property south of 54th St.	
13.	71-UV2-174R	4555 Marcy Lane	The entire Marcy Court Apts. site.	
14.	71-UV3-174C	2327 E. 52nd St.	52nd St., south side, 2nd property West of Keystone Ave.	
15.	72-UV2-7	2128 E. 46th St.	46th St., north side, 2nd property west of Hillside Ave.	
16.	72-UV2-43	4508-20 Hillside Ave.	Hillside Ave., west side, four properties south of the alley south of 46th St.	Apartments
17.	72-UV2-52	1702 E. 42nd St.	Northeast corner of 42nd St. and Ralston Ave.	
18.	72-UV1-64R	4859 Primrose Ave.	Southeast corner of 48th St. and Primrose Ave.	
19.	72-UV1-136C	4498 N. Keystone Ave.	Southwest corner of Keystone Ave. and 45th St.	2 Years
20.	72-UV2-144C	2132 E. 46th St.	Northwest corner of 46th St. and Hillside Ave.	Sign (3 years)
21.	73-UV3-10	2204 Duke St.	Duke St., north side, two properties east of the N&W Railroad Tracks	
22.	73-UV2-22	2104-06 E. 42nd St.	Northeast corner of 42nd St. and Evanston Ave.	
23.	73-UV1-42	1209 E. 46th St.	46th St., south side, 4th property east of the former Monon Railroad.	
24.	73-UV1-59	4705 Carvel Ave.	Carvel Ave., east side, 3rd property north of 46th St.	
25.	73-UV2-83	1121 E. 46th St.	46th St., south side, 2nd property east of the former Monon Railroad	
26.	73-UV3-89	2306 -2320 Duke St.	Duke St., north side, 2nd-5th properties west of Keystone Ave.	
27.	74-UV2-17	2342-50 E. 45th St.	Northwest corner of Keystone Ave. and 45th St., as well as the three properties W on the north side of 45th St.	
28.	74-UV3-17		Northeast corner of Fall Creek Pkwy. and Evanston Ave.	

NO.	CASE#	ADDRESS	LOCATION	COMMENTS
29.	74-UV2-27	1209 E. 46th St.	46th St., south side, 2nd property east of Carvel Ave.	
30.	74-UV3-35	1053 E. 54th St.	54th St., south side, southwest corner (only) of the property bordering the former Monon R.R.	
31.	74-UV1-97R	1702 E. 42nd St.	Northeast corner of 42nd St., and Ralston Ave.	
32.	74-UV3-128	1912 Duke St.	Duke St., north side, 3rd property east of Caroline Ave.	
33.	74-UV3-132	4622-24 N. Keystone Ave.	Keystone Ave., west side, 5th-6th properties north of 46th St.	5 Years
34.	74-UV2-155C	5154 Indianola Ave.	Indianola Ave., west side, 2nd property south of 52nd St.	2 Years
35.	74-UV3-189	4498 N. Keystone Ave.	Southwest corner of Keystone Ave. and 45th St.	
36.	74-V3-193I	1155 E. 54th St.	54th St., south side, 3rd-4th properties west of Crestview Ave.	
37.	76-UV1-56	1902 E. 46th St.	Southeast corner of 46th St. and Norwaldo Ave.	
38.	76-UV2-75	1802 E. 46th St.	Northeast corner of 46th St. and Kingsley Dr.	
39.	76-UV3-99	2132 E. 46th St.	Northwest corner of Hillside Ave. and 46th St.	
40.	77-UV3-14	4498 N. Keystone Ave.	Southwest corner of Keystone Ave. and 45th St.	
41.	77-V3-28	5861 Hillside Ave.	Hillside Ave., east side, 2nd property north of Northgate St.	
42.	77-UV3-39		Northwest corner of 48th St. and Ralston Ave.	1 Year
43.	77-UV3-63C	5890 N. Keystone Ave.	Southwest corner of Keystone Ave. and Kessler Blvd.	
44.	77-V2-75		Southwest corner of Keystone Ave. and 46th St.	
45.	77-UV2-92C	5560 N. Keystone Ave.	Keystone Ave., west side, the northern half (only) of the 4th property south of 56th St.	
46.	78-V2-1I	2217 Duke St.	Duke St., south side, 5th-6th properties west of Keystone Avenue	
47.	78-UV2-23C	5500 N. Keystone Ave.	Large tract of land (vacant) north of 54th St. and west of Keystone Ave.	
48.	78-UV1-86	1731 E. 52nd St.	Southwest corner of 52nd St. and Kingsley Dr.	
49.	78-UV3-109C	5890 N. Keystone Ave.	Southwest corner of Keystone Ave., and Kessler Blvd.	
50.	78-UV1-110C	5432 N. Keystone Ave.	Keystone Ave., west side, 3rd property north of 54th St.	
51.	78-V3-123C	5250 N. Keystone Ave.	Southeast corner of Keystone Court and 53rd Lane	
52.	79-UV3-6C	2040 E. 54th St.	Northeast corner of Evanston Ave. and 54th St., including property directly north.	
53.	79-V1-91	5350 N. Keystone	Target/Marsh Commercial Center (Dellen Oldsmobile)	
54.	79-UV2-111	5146 Brouse Ave.	The street south of 52nd St., south side, corner of 2nd property east of Hillside Ave.	
55.	80-UV3-13	4502 N. Keystone Ave.	Northwest corner of Keystone Ave. and 45th St.	AFNB Branch
56.	80-V3-20	5236 N. Keystone Ave.	Southeast corner of Keystone Court and 53rd Lane	
57.	80-UV3-34		The four properties at the southern point of 42nd St., Fall Creek Pkwy and the N&W R.R.	
58.	80-UV3-64		Northwest corner of 46th St. and Hillside Ave.	
59.	80-UV2-72	1150 E. 46th St.	Northwest corner of 46th St. and Carvel Ave.	Window Washing Co.
60.	80-UV2-75	2109 E. 46th St.	46th St., north side, 3rd property west of Hillside Ave.	Self-Serv. Car Wash
61.	80-UV3-125	4549 Caroline St.	Caroline St., east side, first property south of 46th St.	Parking/Storage
62.	80-UV3-132	2115 E. 45th St.	45th St., south side, 3rd property west of the N&W Railroad tracks	Machine Shop
63.	81-UV3-29	2040 E. 54th St.	54th St., north side, large property five lots west of Hillside Avenue	Day Care Center



NO.	CASE#	ADDRESS	LOCATION	COMMENTS
64.	81-UV2-57C		52nd St., north side, 2nd property east of the former Monon Railroad tracks	
65.	81-V3-88AI	1155 E. 54th St.	54th St., south side, 2nd-4th properties east of the railroad and the 64th property south of 54th St. on the west side of Crestview Ave.	Addition to warehouse
66.	81-V1-112		All property surrounding Luzzane Dr. north of 52nd St.	Apartments
67.	82-SE3-13	2244 E. 53rd St.	Small property northwest of Keystone Court and 53rd St.	Arcade
68.	82-UV2-30	2048 E. 46th St.	46th St., north side, 3rd property east of Evanston Ave.	Veterinary Clinic
69.	82-V3-91A	2244 E. 53rd St.	Small property northwest of Keystone Court and 53rd St.	Arcade
70.	82-UV2-96		Fall Creek Pkwy north side, 5 properties boarded by the Pkwy and the N&W Railroad tracks	
71.	82-V3-140	5617-5671 Crittenden Ave.	Entire block of properties bounded by 56th St. Crittenden Ave., 57th St., Evanston Ave.	Apartments
72.	83-UV3-1	1930 E. 46th St.	46th St., south side, 4th property west of Crittenden Ave.	Church
73.	83-UV2-102		Duke St., north side, 2nd-4th property east of the N&W Railroad tracks	
74.	83-UV1-121		Evanston Ave., east side, 2nd-3rd properties north of 42nd St.	
75.	83-HOV-132		54th St., south side, 3rd-5th properties west of Crestview Ave. and the 6th property south of 54th St. on the west side of Crestview Ave.	
76.	84-2E-21		The Target/Marsh commercial area	
77.	84-V3-33		Southwest corner of 51st St. and Kingsley Dr.	
78.	85-V3-86		46th St. north side, 2nd property east of Evanston Ave.	
	82-UV30-75	5560 N. Keystone	Keystone Ave., west side, just south of 56th St.	Lockhart Cadillac Pole Sign
	80-UV2-1	1001 E. 54th St.		

# APPENDIX H

# KEYSTONE-KESSLER NEIGHBORHOOD PLAN

REZONINGS 1970 - 1977

	<u>Location</u>	<u>Case</u>	<u>Former Zoning</u>	<u>Zoning</u>
1.	Block bounded by Kessler Blvd., Norwaldo Ave., Northgate St., Crittendon Avenue.	70-Z-52	D5	SU1
2.	Vacant Parcel South of 56th Street	70-Z-54	D4	C3
3.	Vacant Parcel North of 54th Street	70-Z-55	D4	C1
4.	Large vacant area (Undeveloped marsh area)	70-Z-56	D4	D6II
5.	Three properties at intersection of 52nd St. and Evanston Ave., north side.	71-Z-84	D7	C5
6.	Entire State Fair Grounds	71-Z-106	D5	SU9
7.	54th Street, north side lots on both sides of alley between Hillside Ave. and two properties west of Keystone Avenue.	71-Z-194	D4	C3
8.	44th Street, south side 2nd-7th lot west of Keystone Ave. and Clay St., north side, 3rd- 5th lot west of Keystone Avenue.	71-Z-224	12U	C5
9.	Vacant area north of State School for the Deaf.	72-Z-55	D5	SU2
10.	48th Street, south side 2 properties east of the Monon Track.	72-Z-67	D5	SU18
11.	Land bounded by Fall Creek Parkway, Fall Creek, Keystone Ave., and the railroad track.	74-Z-84	D5	PKII



ADMINISTRATION AND  
POLICY DIRECTION

William H. Hudnut, III., Mayor

METROPOLITAN DEVELOPMENT COMMISSION:

Dr. Lehman D. Adams, Jr., DDS	Carol Kirk
George M. Bixler, Jr.	Paul G. Roland
Elden J. Cox	Robert Samuelson
James J. Curtis	James Wade, Jr.
Lois Horth	

CITY-COUNTY COUNCILLORS (AND DISTRICTS):

Stuart W. Rhodes (7)  
Stephen R. West (6)

DEPARTMENT OF METROPOLITAN DEVELOPMENT:

David E. Carley, Department Director

DIVISION OF PLANNING:

Eugene Lausch, Deputy Department Director/  
Acting Administrator of the Division of Planning, 1984.

Stuart Reller, Administrator of the Division of Planning

David Kingen, Deputy Administrator  
Edward J. Mitro, Planner

INDIANAPOLIS HISTORIC PRESERVATION COMMISSION:

Vicki Sandstead, Administrator of the Historic  
Preservation Commission  
Stuart Boggs, Planner

DRAFTING AND REPRODUCTION:

Phil Pettit, Superintendent  
Darrell Walton, Draftsman  
John Chambers, Designer

SECRETARIES:

Carole Evans  
Karen Norton

KEYSTONE-KESSLER NEIGHBORHOOD PLANNING COMMITTEE:

Shirley Christopher	Rolla Kennedy
Dave Cunningham	Dr. Lee Murphy
R.P. Dellen	Beth O'Laughlin
William Egger	Stuart Rhodes
Harrison Feldman	Edward Williams
Rosie Houff	